

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: 2/ West Central Shoreline, 3/East Shoreline, 89/East Central Shoreline.
Previous Physical Inspection: 2007, 2006, 2008

Improved Sales:

Number of Sales: 902

Range of Sale Dates: 1/2007 - 12/2008

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$165,400	\$192,700	\$358,100			
2009 Value	\$140,200	\$152,200	\$292,400	\$347,300	84.2%	10.18%
Change	-\$25,200	-\$40,500	-\$65,700			
% Change	-15.2%	-21.0%	-18.3%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales adjusted to 1/1/09.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Sales along with values were market adjusted to 1/1/09. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2008 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$170,800	\$182,700	\$353,500
2009 Value	\$144,700	\$144,500	\$289,200
Percent Change	-15.3%	-20.9%	-18.2%

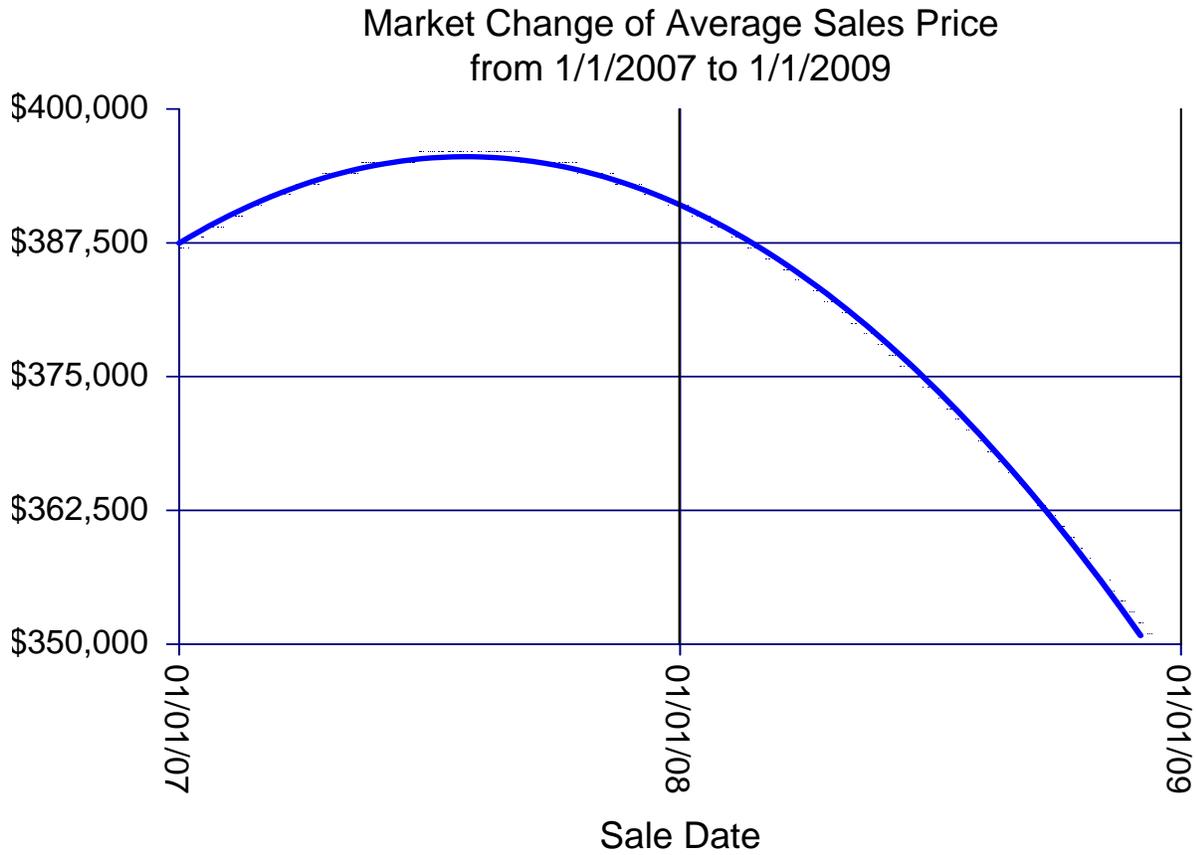
Number of one to three unit residences in the Population: 13197

Summary of Findings: A statistical analysis was conducted using the Kruskal-Wallis test to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade, condition, age, present use and above grade living area as they are typically most influential in determining value. Applying appraisers knowledge and judgment while reviewing the analysis led to a determination to combine areas.

The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment except for Townhouses. Generally Townhouse parcels were at a higher assessment level than the rest of the population. Multiple regression model corrects for these strata differences.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2009 assessment roll.

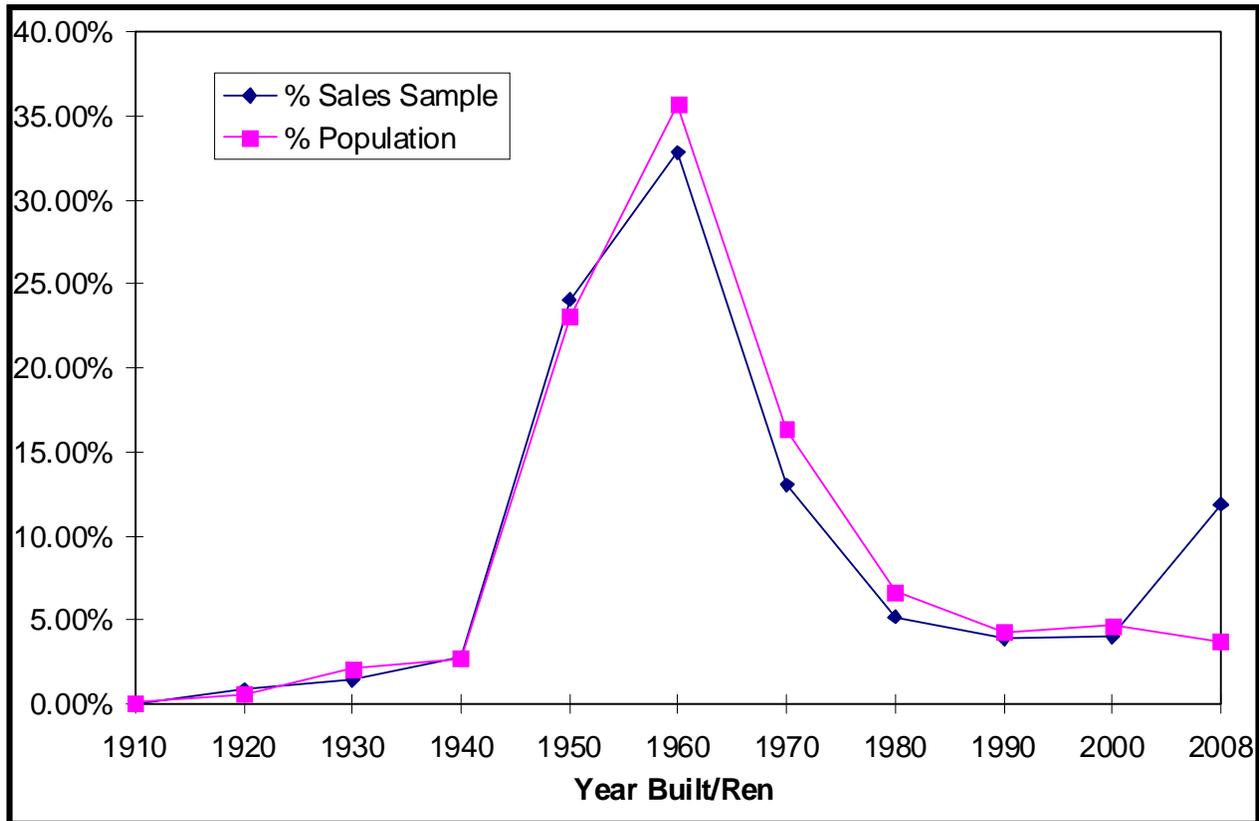
**Market Change of Average Sale Price in Area 2,3,89
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	8	0.89%
1930	13	1.44%
1940	25	2.77%
1950	217	24.06%
1960	296	32.82%
1970	118	13.08%
1980	47	5.21%
1990	35	3.88%
2000	36	3.99%
2008	107	11.86%
	902	

Population		
Year Built/Ren	Frequency	% Population
1910	13	0.10%
1920	74	0.56%
1930	276	2.09%
1940	361	2.74%
1950	3043	23.06%
1960	4713	35.71%
1970	2160	16.37%
1980	882	6.68%
1990	570	4.32%
2000	616	4.67%
2008	489	3.71%
	13197	

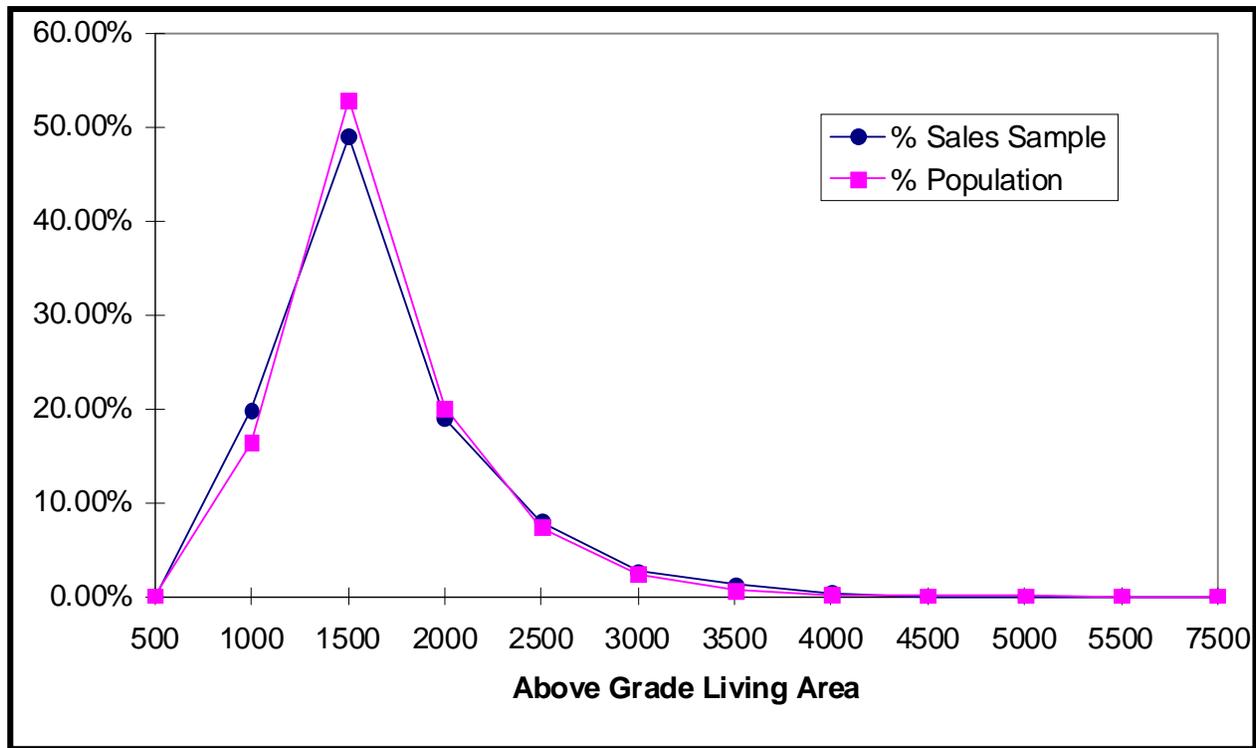


Sales of new homes built in the last several years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	179	19.84%
1500	442	49.00%
2000	171	18.96%
2500	72	7.98%
3000	24	2.66%
3500	11	1.22%
4000	3	0.33%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	902	

Population		
AGLA	Frequency	% Population
500	11	0.08%
1000	2155	16.33%
1500	6975	52.85%
2000	2649	20.07%
2500	965	7.31%
3000	318	2.41%
3500	89	0.67%
4000	23	0.17%
4500	8	0.06%
5000	3	0.02%
5500	1	0.01%
7500	0	0.00%
	13197	

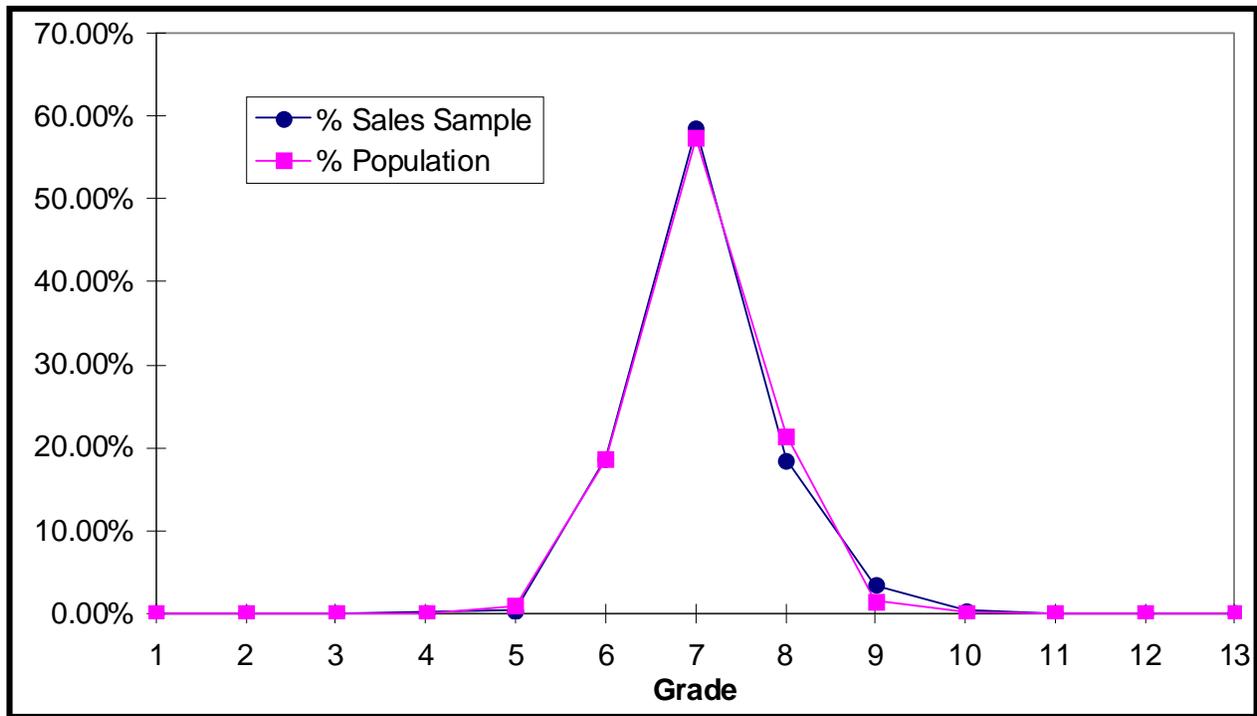


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

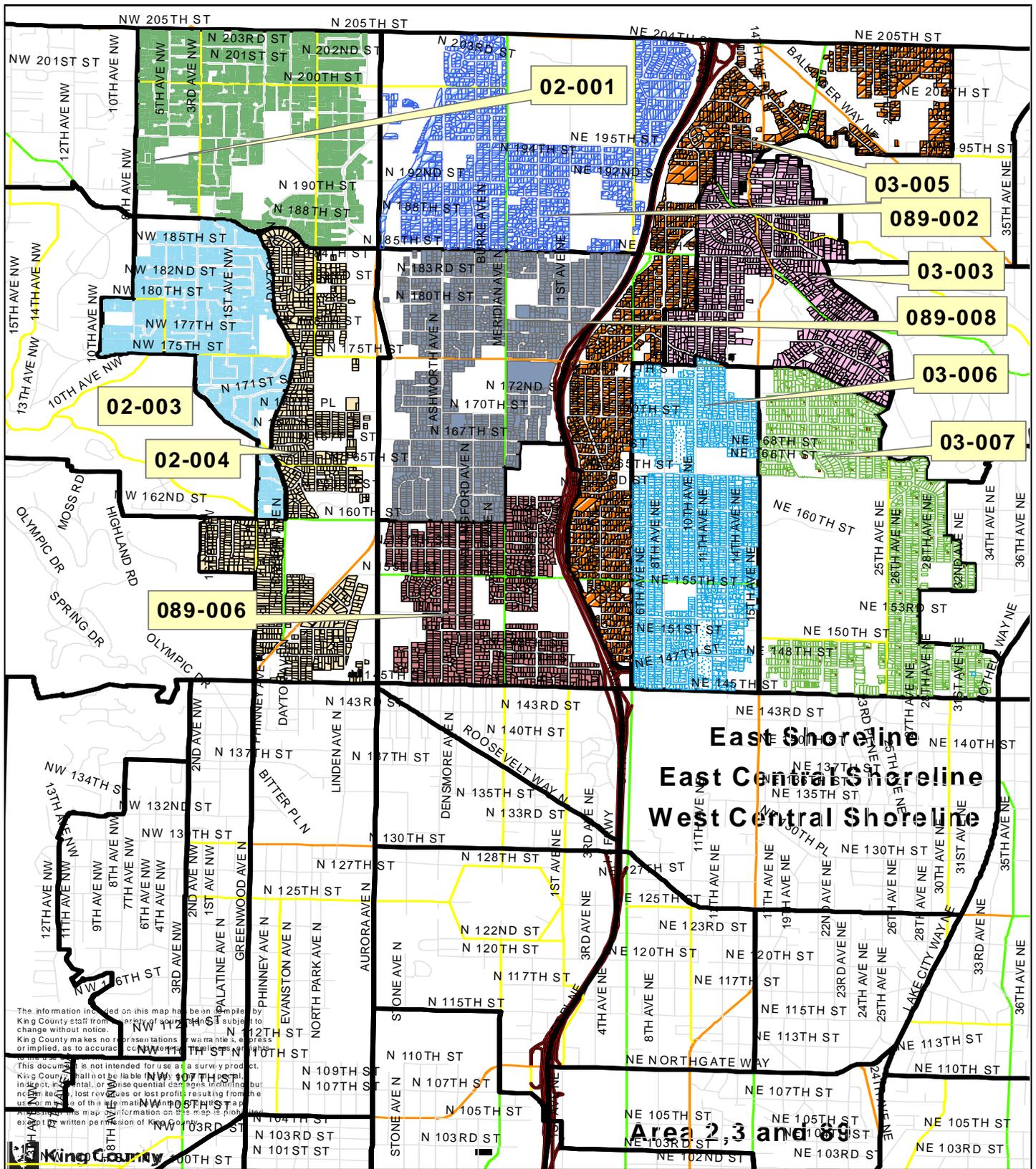
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.11%
5	3	0.33%
6	169	18.74%
7	528	58.54%
8	167	18.51%
9	31	3.44%
10	3	0.33%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	902	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.05%
5	120	0.91%
6	2457	18.62%
7	7576	57.41%
8	2834	21.47%
9	196	1.49%
10	8	0.06%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	13197	



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.



Area 2 (West Central Shoreline), Area 3 (East Shoreline), Area 89 (East Central Shoreline)
 2009

Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: June 17, 2009

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2007 through 12/31/08 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2008
5. Existing residences where the data for 2008 is significantly different than the data for 2009 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on one usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 15% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x 0.85, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 902 usable residential sales in the area.

Values and Sales were trended to January 1, 2009. As described in the model validation section of this report, all values were then adjusted by .85 in an effort to acknowledge the relevant economic conditions at the time of valuation.

The chosen adjustment model was developed using multiple regression. The 2008 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2009 Total Value = 2008 Total Value / (1.036669 + 5.501537E-02*Townhouse Plat)

Then total value is factored by .85.

The resulting total value is rounded down to the next \$1,000, *then:*

2009 Improvements Value = 2009 Total Value minus 2009 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the -18.3 % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) * 0.817.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the -18.3 % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) *0.817.
- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- * If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Based on the one mobile home sales available in the area and supplemented by the value decrease in sales of non-mobile homes parcels, an 18.3% decrease was made in mobile home assessment for the 2009 Assessment Year. There are 44 parcels that are improved with mobile homes.

$$\text{2009 Mobile Home Value} = (\text{2008 Land Value} + \text{Previous Improvement Value}) * 0.817$$

The resulting total value is rounded down to the next \$1,000

Model Validation

The resulting assessment level is 84.2%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

The reason the assessment level falls outside the IAAO recommended range of 90%-110% is related to an additional market shift (downward) which has not been reflected in the sale analysis.

The current real estate market both in this county and nationally is unprecedented in its quick and widespread downturn. Market participants appear to have taken a cautious approach evidenced by the significant reduction in sales transactions in the last month of 2008 and initial months of 2009. Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come. This phenomenon appears to be widespread occurring throughout the country.

The sale analysis and model building effort was well underway before receiving the IAAO’s exposure draft entitled “Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers”.¹ This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. The financial institution re-sales were not readily available to the appraisers for analysis this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non institutional third parties was made. This analysis showed these sales comprised 14.9% of the market on 1/1/09 and sold for 31.8% less than the overall average.

¹ “Market Value Principles in a time of Economic Crisis, A Position Paper of the International Association of Assessing Officers”, by the IAAO Technical Standards Committee. Draft 2- March 3, 2009; posted to the IAAO website March 9, 2009

Model Validation (continued)

Knowing this market information was not considered, but may in fact eventually define where our local market is and may continue to be headed, a downward market adjustment to the valuation models estimated and described in this report appears reasonable and appropriate. All values established through the revalue analysis were adjusted at .85 in an effort to accommodate the relevant economic conditions at the time of this valuation.

Application of these recommended values for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -18.2%. This decrease is due partly to downward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Ratio studies of assessments before and after this annual update are included later in this report.

Area 2,3 and 89 Annual Update Model Adjustments

2009 Total Value = 2008 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.85.

Standard Area Adjustment

-18.01%

Townhouse	Yes
% Adjustment	-22.14%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a Townhouse parcel would *approximately* receive a 22.14% downward adjustment. 122 parcels in the improved population would receive this adjustment. There were 49 sales.

99% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 2, 3 ,89 Sale Price changes (Relative to 1/1/2009 valuation date.)

In a declining market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2009		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.898	-10.2%
2/1/2007	0.892	-10.8%
3/1/2007	0.888	-11.2%
4/1/2007	0.884	-11.6%
5/1/2007	0.881	-11.9%
6/1/2007	0.879	-12.1%
7/1/2007	0.878	-12.2%
8/1/2007	0.877	-12.3%
9/1/2007	0.878	-12.2%
10/1/2007	0.879	-12.1%
11/1/2007	0.881	-11.9%
12/1/2007	0.884	-11.6%
1/1/2008	0.888	-11.2%
2/1/2008	0.893	-10.7%
3/1/2008	0.898	-10.2%
4/1/2008	0.905	-9.5%
5/1/2008	0.912	-8.8%
6/1/2008	0.920	-8.0%
7/1/2008	0.929	-7.1%
8/1/2008	0.938	-6.2%
9/1/2008	0.949	-5.1%
10/1/2008	0.960	-4.0%
11/1/2008	0.973	-2.7%
12/1/2008	0.986	-1.4%
1/1/2009	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/09.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2007	0.884	\$464,000
Sale 2	\$475,000	10/1/2008	0.960	\$456,000
Sale 3	\$515,000	7/1/2008	0.929	\$478,000

* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 2,3 and 89 is $(1.036669 + 4.898184E-04 * \text{SaleDay} + 4.708169E-07 * \text{SaleDaySq} + 5.501537E-02 * 4.878049E-02) / (1.036669 + 5.501537E-02 * 4.878049E-02)$

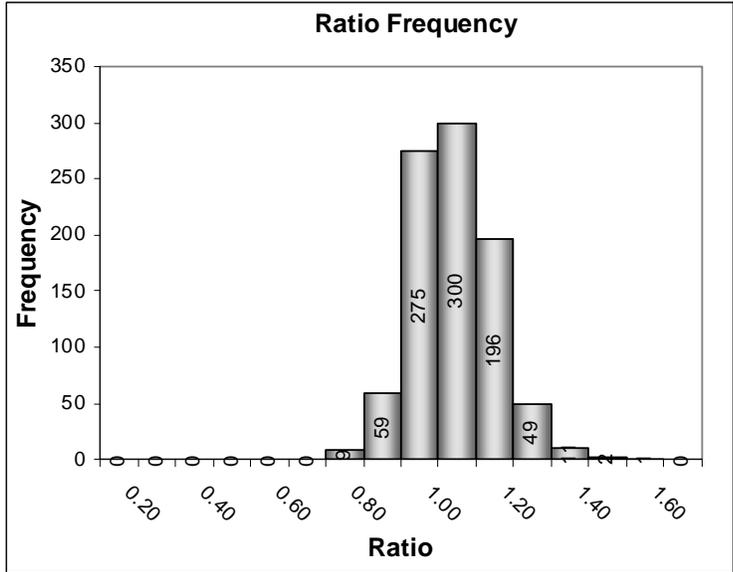
SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: NW /Team 1 & II	Appr. Date: 01/01/2008	Date of Report: 06/17/2009	Sales Dates: 1/2007 - 12/2008
Area East, Central, West Shoreline	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	902		
Mean Assessed Value	358,100		
Mean Adj. Sales Price	347,300		
Standard Deviation AV	78,147		
Standard Deviation SP	80,529		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.039		
Median Ratio	1.031		
Weighted Mean Ratio	1.031		
UNIFORMITY			
Lowest ratio	0.706		
Highest ratio:	1.516		
Coefficient of Dispersion	8.12%		
Standard Deviation	0.106		
Coefficient of Variation	10.24%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
Lower limit	1.023		
Upper limit	1.040		
95% Confidence: Mean			
Lower limit	1.032		
Upper limit	1.046		
SAMPLE SIZE EVALUATION			
N (population size)	13197		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.106		
Recommended minimum:	18		
Actual sample size:	902		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	480		
# ratios above mean:	422		
z:	1.931		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



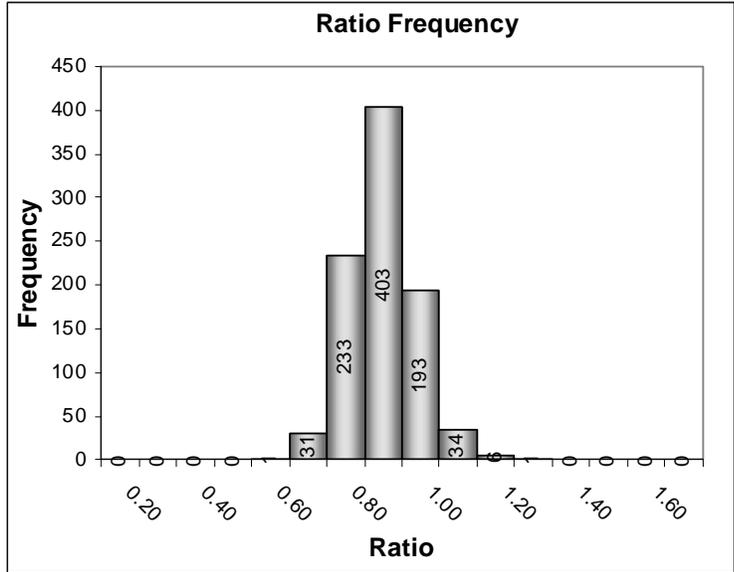
COMMENTS:

1 to 3 Unit Residences throughout areas 2,3 and 89.
Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: NW /Team 1 & II	Appr. Date: 01/01/2009	Date of Report: 06/17/2009	Sales Dates: 1/2007 - 12/2008
Area East, Central, West Shoreline	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	902		
Mean Assessed Value	292,400		
Mean Adj. Sales Price	347,300		
Standard Deviation AV	64,352		
Standard Deviation SP	80,529		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.848		
Median Ratio	0.844		
Weighted Mean Ratio	0.842		
UNIFORMITY			
Lowest ratio	0.578		
Highest ratio:	1.240		
Coefficient of Dispersion	7.99%		
Standard Deviation	0.086		
Coefficient of Variation	10.18%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.835		
Upper limit	0.850		
95% Confidence: Mean			
Lower limit	0.843		
Upper limit	0.854		
SAMPLE SIZE EVALUATION			
N (population size)	13197		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.086		
Recommended minimum:	12		
Actual sample size:	902		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	473		
# ratios above mean:	429		
z:	1.465		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout areas 2,3 and 89. Assessment level reflects the downward trend of the market.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
(1 to 3 Unit Residences)

Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002-01	012603	9507	07/27/2007	\$ 280,000	\$246,000	860	6	1942	3	9306	N	N	20009 5TH AVE NW
002-01	859890	0140	09/25/2008	\$ 297,500	\$285,000	900	6	1947	3	7200	N	N	233 NW 203RD ST
002-01	530610	0235	04/19/2007	\$ 311,000	\$274,000	1010	6	1940	4	10200	N	N	20110 FREMONT AVE N
002-01	264490	0070	03/07/2008	\$ 335,000	\$301,000	1130	6	1947	4	9730	N	N	20333 DAYTON AVE N
002-01	859890	0025	06/05/2008	\$ 343,000	\$316,000	1380	6	1947	4	12994	N	N	131 NW 205TH ST
002-01	264490	0060	08/16/2007	\$ 340,000	\$298,000	1420	6	1945	3	9800	N	N	20413 DAYTON AVE N
002-01	264430	0080	08/20/2007	\$ 398,000	\$349,000	860	7	1944	5	8550	N	N	20019 FREMONT AVE N
002-01	728710	0086	06/21/2007	\$ 440,000	\$386,000	890	7	1951	3	7800	N	N	507 N 190TH ST
002-01	222890	0181	08/23/2007	\$ 347,500	\$305,000	1000	7	1953	3	9000	N	N	19526 FREMONT AVE N
002-01	816510	0015	08/20/2007	\$ 390,000	\$342,000	1010	7	1953	4	10047	N	N	541 NW 205TH ST
002-01	536170	0005	10/25/2007	\$ 335,000	\$295,000	1090	7	1958	3	7500	N	N	738 N 198TH ST
002-01	222890	0241	09/11/2007	\$ 399,000	\$350,000	1100	7	1978	3	7140	N	N	19520 EVANSTON AVE N
002-01	728390	0232	10/08/2007	\$ 459,950	\$405,000	1100	7	1927	4	8910	N	N	18855 FIRLANDS WAY N
002-01	925090	0059	12/07/2007	\$ 422,000	\$373,000	1160	7	1983	3	11312	N	N	19902 DAYTON AVE N
002-01	193330	0030	02/16/2007	\$ 345,000	\$307,000	1170	7	1964	4	8698	N	N	616 N 201ST ST
002-01	728390	0022	06/08/2007	\$ 440,000	\$387,000	1170	7	1980	3	7200	N	N	18522 FREMONT AVE N
002-01	750750	0016	06/21/2007	\$ 385,000	\$338,000	1170	7	1955	4	7500	N	N	19327 GREENWOOD AVE N
002-01	279750	0055	04/16/2008	\$ 432,000	\$392,000	1170	7	1955	3	7350	N	N	19342 1ST AVE NW
002-01	750750	0015	06/20/2007	\$ 413,500	\$363,000	1200	7	1957	3	8303	N	N	19322 PALATINE AVE N
002-01	728710	0062	09/04/2007	\$ 380,000	\$334,000	1200	7	1951	5	9956	N	N	18855 FREMONT AVE N
002-01	289010	0030	03/17/2008	\$ 315,000	\$284,000	1220	7	1954	3	6200	N	N	19527 1ST AVE NW
002-01	750750	0028	04/30/2007	\$ 380,000	\$335,000	1230	7	1957	3	6714	N	N	19302 PALATINE AVE N
002-01	052050	0125	10/02/2008	\$ 350,000	\$336,000	1290	7	1956	3	7700	N	N	341 NW 202ND ST
002-01	925090	0124	02/20/2007	\$ 389,000	\$346,000	1300	7	1954	5	6075	N	N	19821 LINDEN AVE N
002-01	816510	0070	02/21/2007	\$ 389,950	\$347,000	1320	7	1963	3	9112	N	N	319 NW 205TH ST
002-01	572150	0070	11/20/2007	\$ 422,000	\$373,000	1340	7	1998	3	10175	N	N	335 NW 189TH ST
002-01	728390	0160	11/28/2007	\$ 354,950	\$314,000	1350	7	1952	3	9000	N	N	731 N 195TH ST
002-01	012603	9323	07/11/2007	\$ 415,000	\$364,000	1360	7	1954	4	10911	N	N	520 NW 203RD ST
002-01	925090	0090	04/09/2007	\$ 414,000	\$366,000	1370	7	1966	3	7200	N	N	731 N 200TH ST
002-01	289010	0040	06/01/2007	\$ 335,000	\$294,000	1370	7	1954	3	6200	N	N	19515 1ST AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
(1 to 3 Unit Residences)**

Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002-01	012603	9052	08/21/2007	\$ 490,000	\$430,000	1380	7	1977	3	7425	N	N	717 NW 190TH LN
002-01	012603	9341	08/13/2007	\$ 399,900	\$351,000	1390	7	1959	3	10200	N	N	119 N 200TH ST
002-01	012603	9341	09/17/2008	\$ 565,000	\$540,000	1390	7	1959	3	10200	N	N	119 N 200TH ST
002-01	500950	0200	05/11/2007	\$ 400,000	\$352,000	1400	7	1964	3	7585	N	N	19608 GREENWOOD PL N
002-01	728390	0072	12/13/2007	\$ 332,500	\$294,000	1400	7	1926	4	6600	N	N	723 N 190TH ST
002-01	012603	9493	02/06/2008	\$ 412,000	\$368,000	1410	7	1966	3	9750	N	N	143 N 200TH ST
002-01	052070	0130	11/10/2008	\$ 360,000	\$352,000	1440	7	1959	3	8778	N	N	103 N 201ST ST
002-01	338090	0025	09/11/2007	\$ 389,950	\$342,000	1450	7	1953	3	7722	N	N	201 NW 191ST ST
002-01	052050	0045	04/12/2007	\$ 397,000	\$351,000	1460	7	1956	4	7597	N	N	405 NW 203RD ST
002-01	012603	9392	10/10/2008	\$ 349,000	\$336,000	1460	7	1960	3	9750	N	N	20037 3RD AVE NW
002-01	021770	0180	08/11/2008	\$ 433,500	\$408,000	1500	7	1959	4	12372	N	N	20300 WHITMAN AVE N
002-01	222790	0080	02/01/2007	\$ 359,950	\$321,000	1510	7	2006	3	3454	N	N	925 N 199TH ST
002-01	222790	0082	02/07/2007	\$ 363,000	\$323,000	1518	7	2006	3	3454	N	N	927 N 199TH ST
002-01	012603	9256	06/03/2008	\$ 490,500	\$451,000	1520	7	2006	3	5040	N	N	20311 3RD AVE NW
002-01	222890	0097	12/19/2007	\$ 428,500	\$380,000	1560	7	1998	3	7253	N	N	19711 WHITMAN AVE N
002-01	530610	0055	08/22/2008	\$ 350,000	\$331,000	1590	7	2003	3	3551	N	N	914 N 200TH ST
002-01	925090	0196	04/18/2007	\$ 420,000	\$371,000	1740	7	1982	3	11039	N	N	19910 DAYTON AVE N
002-01	012603	9108	04/09/2007	\$ 512,000	\$452,000	1900	7	1942	4	11445	N	N	323 NW 193RD ST
002-01	264430	0005	10/29/2007	\$ 400,000	\$352,000	1900	7	1988	3	9075	N	N	20359 FREMONT AVE N
002-01	052050	0030	07/25/2008	\$ 435,000	\$407,000	1900	7	1956	5	7854	N	N	404 NW 203RD ST
002-01	012603	9497	01/02/2007	\$ 509,700	\$457,000	2000	7	1949	3	15246	N	N	505 NW 200TH ST
002-01	728710	0029	05/16/2007	\$ 515,000	\$453,000	2110	7	1998	3	7266	N	N	634 N 185TH CT
002-01	728390	0020	11/16/2007	\$ 525,000	\$463,000	2320	7	1953	4	9106	N	N	18516 FREMONT AVE N
002-01	338090	0080	01/24/2008	\$ 565,000	\$504,000	2890	7	1983	3	12240	N	N	214 NW 191ST ST
002-01	330300	0110	06/19/2007	\$ 450,000	\$395,000	1310	8	1965	3	7225	N	N	304 NW 198TH ST
002-01	925090	0019	08/30/2007	\$ 415,000	\$364,000	1320	8	1977	3	8208	N	N	19818 GREENWOOD AVE N
002-01	500950	0070	10/01/2007	\$ 460,000	\$404,000	1350	8	1965	3	8654	N	N	19815 GREENWOOD PL N
002-01	338090	0145	04/15/2008	\$ 508,000	\$461,000	1360	8	1986	3	7245	N	N	19110 2ND AVE NW
002-01	728710	0111	01/29/2007	\$ 485,000	\$433,000	1370	8	1970	4	11012	N	N	328 N 188TH ST
002-01	338060	0090	08/30/2007	\$ 530,000	\$465,000	1370	8	2003	3	5103	N	N	19204 6TH PL NW
002-01	330320	0020	08/11/2008	\$ 449,000	\$423,000	1370	8	1967	3	7353	N	N	20020 5TH AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
(1 to 3 Unit Residences)**

Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002-01	925090	0064	11/14/2007	\$ 357,000	\$315,000	1400	8	1954	3	8062	N	N	19923 FREMONT AVE N
002-01	330310	0020	05/09/2007	\$ 466,000	\$410,000	1450	8	1965	3	7778	N	N	19826 5TH AVE NW
002-01	012603	9372	04/18/2007	\$ 398,000	\$351,000	1480	8	1958	3	9800	N	N	519 NW 203RD ST
002-01	012603	9610	09/13/2007	\$ 500,000	\$439,000	1480	8	2006	3	7590	N	N	20024 3RD AVE NW
002-01	330300	0070	04/29/2008	\$ 463,000	\$422,000	1480	8	1965	4	7460	N	N	328 NW 198TH ST
002-01	330310	0060	07/30/2007	\$ 515,000	\$452,000	1520	8	1966	3	6980	N	N	347 NW 200TH ST
002-01	222890	0092	03/15/2007	\$ 420,000	\$372,000	1540	8	1954	3	9212	N	N	19614 LINDEN AVE N
002-01	728390	0261	06/26/2007	\$ 452,000	\$397,000	1540	8	1952	3	8748	N	N	750 N 188TH ST
002-01	729270	0025	01/29/2007	\$ 410,000	\$366,000	1550	8	1959	3	7520	N	N	233 NW 196TH PL
002-01	222890	0134	02/01/2007	\$ 513,475	\$458,000	1580	8	1984	3	7522	N	N	812 N 196TH CT
002-01	012603	9422	10/10/2007	\$ 430,000	\$378,000	1590	8	1960	4	9430	N	N	20112 1ST AVE NW
002-01	500950	0230	04/25/2008	\$ 455,000	\$414,000	1600	8	1966	3	9064	N	N	19804 GREENWOOD PL N
002-01	021770	0240	07/03/2007	\$ 415,000	\$364,000	1610	8	1959	3	9600	N	N	745 N 203RD ST
002-01	021770	0130	02/21/2008	\$ 435,000	\$390,000	1610	8	1959	3	8720	N	N	20408 WHITMAN AVE N
002-01	021770	0390	03/17/2008	\$ 415,000	\$374,000	1610	8	1959	3	10200	N	N	778 N 203RD ST
002-01	021770	0240	06/19/2008	\$ 420,000	\$389,000	1610	8	1959	3	9600	N	N	745 N 203RD ST
002-01	530610	0285	10/20/2008	\$ 420,000	\$407,000	1790	8	1966	3	8740	N	N	771 N 202ND ST
002-01	379240	0010	09/13/2007	\$ 420,000	\$369,000	1870	8	1967	3	7264	N	N	504 NW 201ST CT
002-01	012603	9639	07/16/2007	\$ 500,000	\$439,000	2040	8	1987	3	8820	N	N	20308 8TH AVE NW
002-01	012603	9612	03/06/2008	\$ 356,000	\$320,000	2090	8	1980	3	7380	N	N	19818 8TH AVE NW
002-01	264430	0046	04/19/2007	\$ 515,000	\$454,000	2100	8	2003	3	6262	N	N	623 N 202ND PL
002-01	728710	0050	07/26/2007	\$ 475,000	\$417,000	2140	8	1983	3	8224	N	N	511 N 188TH ST
002-01	264430	0041	11/05/2008	\$ 564,000	\$550,000	2200	8	2008	3	7984	N	N	626 N 202ND PL
002-01	012603	9667	08/28/2007	\$ 545,000	\$478,000	2230	8	2000	3	5072	N	N	653 NW 203RD ST
002-01	728390	0150	02/27/2008	\$ 472,950	\$425,000	2370	8	1968	3	12900	N	N	705 N 195TH ST
002-01	012603	9580	05/01/2007	\$ 550,000	\$485,000	2380	8	1975	3	7120	N	N	356 NW 200TH ST
002-01	012603	9478	03/19/2007	\$ 519,500	\$460,000	2410	8	1964	3	9360	N	N	227 NW 200TH ST
002-01	264430	0068	08/03/2007	\$ 752,250	\$660,000	3310	8	2007	3	10298	N	N	20035 FREMONT AVE N
002-01	620270	0190	06/05/2007	\$ 526,500	\$463,000	1680	9	1966	3	9144	N	N	19746 6TH PL NW
002-01	768140	0020	07/18/2007	\$ 555,000	\$487,000	1950	9	1989	3	7232	N	N	308 NW 193RD CT
002-01	768140	0060	04/19/2007	\$ 555,000	\$490,000	2220	9	1989	3	7286	N	N	307 NW 193RD CT

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002-01	620270	0160	05/24/2007	\$ 559,000	\$492,000	2640	9	1966	3	8333	N	N	19722 6TH PL NW
002-01	012603	9681	09/14/2007	\$ 700,000	\$615,000	3190	9	2007	3	7200	N	N	623 NW 195TH ST
002-01	012603	9682	03/22/2007	\$ 839,000	\$743,000	3220	9	2007	3	7992	N	N	509 NW 195TH ST
002-01	012603	9355	05/18/2007	\$ 859,000	\$756,000	3350	9	2007	3	7977	N	N	507 NW 195TH ST
002-01	012603	9683	06/11/2007	\$ 890,000	\$782,000	3600	9	2007	3	7405	N	N	513 NW 195TH ST
002-03	926570	0010	08/23/2007	\$ 375,000	\$329,000	1100	6	1954	4	6690	N	N	320 NW 183RD ST
002-03	672270	0020	08/14/2008	\$ 350,000	\$330,000	1200	6	1954	4	8386	N	N	617 NW 182ND ST
002-03	728230	0135	05/22/2008	\$ 250,000	\$229,000	1230	6	1953	3	7385	N	N	135 N 183RD ST
002-03	728290	0045	07/29/2008	\$ 302,950	\$284,000	1260	6	1953	4	6045	N	N	18218 PALATINE AVE N
002-03	727930	0015	02/21/2007	\$ 397,500	\$353,000	1010	7	1951	4	9240	N	N	615 NW 185TH ST
002-03	619070	1202	02/19/2008	\$ 320,000	\$287,000	1090	7	1953	4	10951	N	N	17202 GREENWOOD PL N
002-03	619070	0602	02/26/2008	\$ 399,000	\$358,000	1100	7	1956	4	10725	N	N	825 NW 180TH ST
002-03	040510	0035	07/24/2007	\$ 315,000	\$276,000	1120	7	1956	3	10890	N	N	234 N 171ST ST
002-03	122603	9103	08/23/2007	\$ 354,950	\$312,000	1130	7	1959	3	11123	N	N	226 NW 176TH PL
002-03	619070	1110	10/05/2007	\$ 375,950	\$331,000	1180	7	1976	3	8460	N	N	17264 GREENWOOD PL N
002-03	286770	0030	02/04/2008	\$ 324,000	\$289,000	1200	7	1955	4	7895	N	N	17330 PALATINE AVE N
002-03	269740	0030	04/22/2008	\$ 390,750	\$355,000	1220	7	1964	4	7216	N	N	623 NW 183RD ST
002-03	040510	0065	11/13/2008	\$ 365,000	\$357,000	1220	7	1956	4	12200	N	N	130 N 171ST ST
002-03	040510	0175	05/16/2008	\$ 405,000	\$371,000	1240	7	1956	3	7800	N	N	137 N 168TH ST
002-03	329370	0435	03/24/2008	\$ 460,000	\$415,000	1270	7	1949	1	28960	N	N	16025 DAYTON AVE N
002-03	727930	0007	01/18/2007	\$ 308,000	\$275,000	1300	7	1955	3	10000	N	N	18332 8TH AVE NW
002-03	727930	0012	01/19/2007	\$ 308,000	\$275,000	1300	7	1955	3	10000	N	N	18328 8TH AVE NW
002-03	727930	0043	07/17/2007	\$ 337,000	\$296,000	1300	7	1956	3	7954	N	N	339 NW 185TH ST
002-03	064170	0130	10/21/2008	\$ 352,000	\$341,000	1320	7	1965	3	7414	N	N	18504 PALATINE PL N
002-03	064180	0030	07/27/2007	\$ 469,950	\$412,000	1330	7	1964	3	9200	N	N	404 N 179TH PL
002-03	619070	0223	09/25/2008	\$ 385,000	\$369,000	1330	7	1997	3	6264	N	N	17502 SAINT LUKE PL N
002-03	122603	9046	09/20/2007	\$ 396,500	\$348,000	1350	7	1976	3	12176	N	N	407 N 180TH ST
002-03	064170	0080	09/22/2008	\$ 382,450	\$366,000	1420	7	1965	4	7762	N	N	18540 PALATINE PL N
002-03	727930	0019	12/07/2007	\$ 281,000	\$249,000	1450	7	1951	3	9520	N	N	603 NW 185TH ST
002-03	064180	0020	07/23/2007	\$ 417,500	\$366,000	1470	7	1964	3	7363	N	N	412 N 179TH PL
002-03	122603	9086	06/16/2008	\$ 340,000	\$314,000	1530	7	1958	3	8073	N	N	211 NW 176TH PL

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002-03	954010	0085	05/24/2007	\$ 427,000	\$376,000	1560	7	1954	4	10143	N	N	109 NW 183RD ST
002-03	950850	0080	10/17/2007	\$ 359,000	\$316,000	1630	7	1954	4	8585	N	N	18512 2ND AVE NW
002-03	743750	0010	07/30/2007	\$ 479,000	\$420,000	1700	7	1955	4	9120	N	N	110 N 178TH ST
002-03	727930	0062	09/08/2008	\$ 330,000	\$314,000	1720	7	1955	4	20137	N	N	18321 3RD AVE NW
002-03	954010	0040	07/30/2008	\$ 372,000	\$349,000	1770	7	1954	4	7817	N	N	110 NW 183RD ST
002-03	954010	0040	11/28/2008	\$ 350,000	\$345,000	1770	7	1954	4	7817	N	N	110 NW 183RD ST
002-03	743750	0030	01/25/2007	\$ 400,000	\$357,000	1810	7	1956	4	9240	N	N	142 N 178TH ST
002-03	040510	0280	09/28/2007	\$ 405,000	\$356,000	1950	7	1955	4	8588	N	N	16816 1ST AVE NW
002-03	329370	0428	06/17/2008	\$ 365,000	\$337,000	1950	7	1949	4	9753	N	N	16017 DAYTON AVE N
002-03	122603	9144	10/10/2007	\$ 465,000	\$409,000	2000	7	1991	3	8334	N	N	17824 PALATINE AVE N
002-03	729000	0020	02/27/2007	\$ 440,000	\$391,000	2280	7	1962	3	8200	N	N	127 N 180TH PL
002-03	056520	0040	11/21/2008	\$ 398,000	\$391,000	1200	8	1986	3	7213	N	N	238 N 172ND PL
002-03	729220	0020	05/25/2007	\$ 366,000	\$322,000	1220	8	1960	3	7223	N	N	221 NW 184TH ST
002-03	619070	1205	01/29/2007	\$ 365,000	\$326,000	1260	8	1959	4	10075	N	N	17207 DAYTON AVE N
002-03	122603	9120	04/12/2007	\$ 426,500	\$377,000	1320	8	1960	3	7560	N	N	18037 1ST AVE NW
002-03	558700	0100	03/04/2008	\$ 453,000	\$407,000	1320	8	1960	4	9880	N	N	223 NW 177TH ST
002-03	025920	0090	02/21/2007	\$ 401,000	\$356,000	1380	8	1964	4	7700	N	N	17841 4TH AVE NW
002-03	064190	0010	08/03/2007	\$ 487,000	\$427,000	1390	8	1966	4	11060	N	N	420 N 180TH ST
002-03	729000	0060	09/17/2007	\$ 438,700	\$385,000	1400	8	1966	3	8775	N	N	402 N 180TH ST
002-03	122603	9066	05/27/2008	\$ 500,000	\$459,000	1460	8	1958	4	17400	N	N	18006 3RD AVE NW
002-03	619070	0401	09/11/2007	\$ 399,950	\$351,000	1470	8	1968	3	8160	N	N	17843 6TH AVE NW
002-03	025930	0010	08/04/2008	\$ 377,000	\$354,000	1480	8	1962	4	10086	N	N	117 NW 181ST ST
002-03	025900	0220	01/22/2007	\$ 353,550	\$316,000	1500	8	1961	4	7604	N	N	17911 3RD AVE NW
002-03	025910	0150	03/15/2007	\$ 540,000	\$478,000	1540	8	1963	4	7779	N	N	18012 4TH AVE NW
002-03	619070	1204	03/28/2008	\$ 480,000	\$434,000	1540	8	1966	4	9019	N	N	17208 GREENWOOD PL N
002-03	303850	0030	12/14/2007	\$ 484,000	\$429,000	1550	8	1959	4	7908	N	N	17036 2ND AVE NW
002-03	781890	0100	07/11/2007	\$ 465,000	\$408,000	1590	8	1966	3	7215	N	N	17736 2ND AVE NW
002-03	619070	0931	05/02/2008	\$ 425,000	\$388,000	1610	8	1974	3	8433	N	N	17043 2ND AVE NW
002-03	012603	9510	11/17/2007	\$ 460,000	\$406,000	1730	8	1966	3	9810	N	N	18528 6TH PL NW
002-03	671310	0020	03/28/2008	\$ 440,000	\$398,000	1730	8	1977	3	7790	N	N	407 N 182ND CT
002-03	619070	0395	10/08/2007	\$ 595,000	\$523,000	1740	8	1967	4	19259	N	N	17841 6TH AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002-03	310270	0101	09/17/2007	\$ 495,000	\$435,000	1900	8	1999	3	5075	N	N	17355 1ST AVE NW
002-03	729000	0030	05/12/2008	\$ 377,000	\$345,000	2040	8	1963	3	7270	N	N	135 N 180TH PL
002-03	619070	0120	06/11/2008	\$ 447,000	\$412,000	2160	8	2000	4	6459	N	N	410 N 178TH ST
002-03	286770	0035	04/21/2008	\$ 490,000	\$446,000	2300	8	1956	4	7897	N	N	17322 PALATINE AVE N
002-03	122603	9089	02/25/2008	\$ 464,000	\$416,000	2320	8	1958	3	9477	N	N	112 N 180TH ST
002-03	619070	0601	02/19/2008	\$ 541,000	\$485,000	2320	8	1965	3	9667	N	N	831 NW 180TH ST
002-03	025900	0210	04/19/2007	\$ 585,000	\$516,000	2650	8	1961	3	7856	N	N	17905 3RD AVE NW
002-03	619070	0398	08/02/2007	\$ 655,000	\$575,000	2210	9	1998	3	9123	N	N	645 NW 180TH ST
002-03	619070	1480	01/23/2008	\$ 605,000	\$539,000	2350	9	2007	3	4191	N	N	16557 CARLYLE HALL RD
002-03	894310	0130	10/13/2008	\$ 575,000	\$555,000	2490	9	2003	3	5933	N	N	628 NW 181ST CT
002-03	894310	0120	05/15/2008	\$ 598,000	\$547,000	2640	9	2003	3	5721	N	N	634 NW 181ST CT
002-03	619070	0278	07/30/2008	\$ 489,000	\$459,000	2730	9	1960	4	7375	N	N	520 NW 175TH CT
002-03	954010	0070	03/14/2007	\$ 777,000	\$689,000	3090	9	2006	3	9707	N	N	127 NW 183RD ST
002-04	740030	0012	06/25/2008	\$ 252,000	\$234,000	790	6	1950	3	6000	N	N	717 N 178TH ST
002-04	139730	0015	05/08/2007	\$ 339,000	\$299,000	810	6	1953	4	8425	N	N	512 N 167TH ST
002-04	139730	0060	12/06/2007	\$ 373,000	\$330,000	920	6	1954	4	8424	N	N	568 N 167TH ST
002-04	182604	9212	06/05/2007	\$ 445,000	\$391,000	1010	6	1947	3	15946	N	N	15753 DAYTON AVE N
002-04	937170	0157	05/15/2007	\$ 332,000	\$292,000	1040	6	1952	4	8189	N	N	16750 FREMONT AVE N
002-04	740030	0011	05/21/2008	\$ 255,000	\$234,000	1060	6	1950	3	6000	N	N	711 N 178TH ST
002-04	139730	0010	09/24/2008	\$ 321,000	\$307,000	1170	6	1953	4	7188	N	N	502 N 167TH ST
002-04	139730	0020	12/13/2007	\$ 373,500	\$331,000	1250	6	1953	4	8425	N	N	518 N 167TH ST
002-04	728770	0050	11/13/2007	\$ 385,000	\$340,000	1560	6	1923	4	7749	N	N	728 N 182ND ST
002-04	182604	9137	11/25/2008	\$ 322,500	\$317,000	1670	6	1917	4	8697	N	N	738 N 148TH ST
002-04	182604	9221	09/05/2008	\$ 311,500	\$296,000	740	7	1939	3	8510	N	N	702 N 148TH ST
002-04	914110	0090	07/10/2007	\$ 377,500	\$331,000	790	7	1947	4	10514	N	N	15255 DAYTON AVE N
002-04	951110	0023	01/23/2007	\$ 379,000	\$339,000	820	7	1986	3	7200	N	N	336 N 150TH ST
002-04	132603	9039	04/12/2007	\$ 322,500	\$285,000	880	7	1939	3	12000	N	N	15715 GREENWOOD AVE N
002-04	329970	0185	11/13/2007	\$ 330,000	\$291,000	910	7	1952	4	7000	N	N	15751 2ND AVE NW
002-04	329970	0185	06/10/2008	\$ 449,000	\$414,000	910	7	1952	4	7000	N	N	15751 2ND AVE NW
002-04	282710	0121	01/10/2007	\$ 293,119	\$263,000	990	7	2006	3	997	N	N	807 N 145TH LN
002-04	884795	0080	02/02/2007	\$ 274,950	\$245,000	990	7	2006	3	527	N	N	854 N 145TH LN

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
(1 to 3 Unit Residences)**

Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002-04	884795	0030	02/22/2007	\$ 282,950	\$252,000	990	7	2006	3	527	N	N	838 N 145TH LN
002-04	884795	0040	02/22/2007	\$ 291,000	\$259,000	990	7	2006	3	527	N	N	840 N 145TH LN
002-04	884795	0120	03/02/2007	\$ 279,950	\$249,000	990	7	2006	3	527	N	N	837 N 145TH LN
002-04	884795	0110	03/02/2007	\$ 286,435	\$254,000	990	7	2006	3	527	N	N	835 N 145TH LN
002-04	951110	0076	05/20/2008	\$ 359,000	\$329,000	1010	7	1935	4	10290	N	N	15039 WESTMINSTER WAY N
002-04	432570	0080	04/24/2007	\$ 397,397	\$350,000	1020	7	1953	4	8712	N	N	530 N 166TH ST
002-04	182604	9380	06/27/2007	\$ 473,000	\$415,000	1040	7	1962	4	9104	N	N	15728 GREENWOOD AVE N
002-04	182604	9192	06/27/2008	\$ 304,500	\$282,000	1040	7	1947	3	12423	N	N	15751 DAYTON AVE N
002-04	132603	9037	12/24/2007	\$ 430,000	\$381,000	1060	7	1951	4	10425	N	N	15525 GREENWOOD AVE N
002-04	182604	9293	10/10/2007	\$ 370,000	\$325,000	1080	7	1961	4	7200	N	N	15724 GREENWOOD AVE N
002-04	072604	9203	01/07/2008	\$ 281,000	\$250,000	1120	7	1954	3	10200	N	N	909 N 167TH ST
002-04	299300	0040	05/24/2007	\$ 455,000	\$400,000	1140	7	2003	3	3017	N	N	917 N 163RD PL
002-04	299300	0050	07/19/2007	\$ 429,000	\$376,000	1140	7	2003	3	3017	N	N	921 N 163RD PL
002-04	132603	9040	08/16/2007	\$ 355,000	\$312,000	1160	7	1949	3	7875	N	N	15733 GREENWOOD AVE N
002-04	619070	0220	04/04/2008	\$ 340,000	\$308,000	1160	7	1978	4	8976	N	N	17528 DAYTON AVE N
002-04	182604	9495	11/10/2008	\$ 360,000	\$352,000	1170	7	1999	3	4056	N	N	14843 FREMONT PL N
002-04	619070	1274	03/16/2007	\$ 359,950	\$319,000	1200	7	1973	4	8064	N	N	17115 FREMONT AVE N
002-04	671370	0190	06/14/2007	\$ 384,000	\$337,000	1200	7	1954	5	12096	N	N	18339 DAYTON PL N
002-04	671370	0205	03/19/2008	\$ 279,950	\$252,000	1210	7	1953	4	9730	N	N	18321 DAYTON PL N
002-04	914110	0145	01/11/2007	\$ 425,000	\$381,000	1220	7	1986	3	9366	N	N	15258 DAYTON AVE N
002-04	329970	0275	04/24/2007	\$ 310,000	\$273,000	1220	7	1951	4	8339	N	N	112 NW 159TH ST
002-04	619070	1171	02/20/2008	\$ 296,987	\$266,000	1220	7	1953	4	8669	N	N	515 N 173RD ST
002-04	728770	0055	09/26/2008	\$ 333,250	\$319,000	1220	7	1918	3	9975	N	N	714 N 182ND ST
002-04	432570	0065	04/25/2008	\$ 359,950	\$328,000	1310	7	1953	4	8960	N	N	512 N 166TH ST
002-04	182604	9417	08/16/2007	\$ 400,950	\$352,000	1330	7	1967	4	7395	N	N	15530 GREENWOOD AVE N
002-04	182604	9275	12/15/2008	\$ 325,000	\$322,000	1350	7	1954	3	8040	N	N	14900 EVANSTON AVE N
002-04	671370	0004	07/24/2007	\$ 354,000	\$311,000	1390	7	1961	4	7520	N	N	628 N 182ND ST
002-04	914110	0060	05/24/2007	\$ 475,000	\$418,000	1430	7	1944	3	17685	N	N	15208 GREENWOOD AVE N
002-04	182604	9277	07/24/2007	\$ 390,700	\$343,000	1440	7	1954	3	8040	N	N	14814 EVANSTON AVE N
002-04	671370	0035	05/17/2007	\$ 365,000	\$321,000	1510	7	1953	4	13000	N	N	18230 EVANSTON AVE N
002-04	619070	0101	09/12/2007	\$ 397,500	\$349,000	1520	7	1978	4	7646	N	N	502 N 178TH CT

**Improved Sales Used in this Annual Update Analysis
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002-04	619070	1355	02/20/2007	\$ 328,000	\$292,000	1530	7	1953	3	10500	N	N	16823 FREMONT AVE N
002-04	619070	1355	06/08/2007	\$ 410,000	\$360,000	1530	7	1953	3	10500	N	N	16823 FREMONT AVE N
002-04	282710	0078	07/09/2007	\$ 360,000	\$316,000	1530	7	2003	3	1706	N	N	827 WHITMAN AVE N
002-04	662930	0110	03/11/2008	\$ 299,000	\$269,000	1540	7	1954	3	8213	N	N	615 N 165TH PL
002-04	931030	0305	05/07/2007	\$ 345,000	\$304,000	1570	7	1947	3	12243	N	N	15017 LINDEN AVE N
002-04	432570	0090	02/12/2008	\$ 355,000	\$318,000	1580	7	1953	4	8316	N	N	542 N 166TH ST
002-04	671370	0060	02/26/2008	\$ 431,250	\$387,000	1640	7	1953	3	14000	N	N	18324 EVANSTON AVE N
002-04	182604	9117	08/18/2008	\$ 507,000	\$479,000	1690	7	1999	3	18711	N	N	733 N 148TH ST
002-04	619070	0094	07/18/2008	\$ 420,000	\$392,000	1730	7	1952	5	7200	N	N	17801 FREMONT AVE N
002-04	262710	0015	10/11/2007	\$ 415,000	\$365,000	1740	7	1953	3	10487	N	N	15540 PALATINE AVE N
002-04	671370	0055	06/19/2007	\$ 435,000	\$382,000	1770	7	1953	4	14000	N	N	18318 EVANSTON AVE N
002-04	671370	0055	12/04/2008	\$ 389,500	\$384,000	1770	7	1953	4	14000	N	N	18318 EVANSTON AVE N
002-04	937170	0111	03/07/2008	\$ 362,000	\$326,000	1820	7	1970	4	8142	N	N	16744 N PARK AVE
002-04	329970	0125	06/05/2008	\$ 355,000	\$327,000	1845	7	1951	5	6900	N	N	15709 1ST AVE NW
002-04	931030	0320	10/06/2007	\$ 550,000	\$484,000	1850	7	1947	3	18400	N	N	726 N 150TH ST
002-04	951110	0079	05/28/2008	\$ 448,600	\$412,000	2140	7	1990	3	11794	N	N	15029 WESTMINSTER WAY N
002-04	262710	0020	03/02/2007	\$ 471,000	\$418,000	2330	7	1953	4	10732	N	N	15532 PALATINE AVE N
002-04	931030	0115	11/21/2008	\$ 425,000	\$417,000	2610	7	1950	3	7440	N	N	15422 LINDEN AVE N
002-04	329670	0006	01/31/2008	\$ 390,000	\$348,000	1230	8	1951	3	9996	N	N	233 N 160TH ST
002-04	182604	9418	06/30/2008	\$ 344,000	\$319,000	1270	8	1967	3	7339	N	N	15524 GREENWOOD AVE N
002-04	132603	9065	06/18/2007	\$ 470,000	\$413,000	1440	8	1964	4	7793	N	N	15509 PALATINE LN N
002-04	182604	9433	11/27/2007	\$ 509,000	\$450,000	1460	8	1969	4	7650	N	N	422 N 156TH CT
002-04	182604	9412	08/09/2007	\$ 400,000	\$351,000	1470	8	1967	3	7766	N	N	14828 N PARK AVE N
002-04	072604	9326	02/15/2008	\$ 665,000	\$595,000	1520	8	2000	3	9075	N	N	17921 LINDEN AVE N
002-04	182604	9286	08/25/2008	\$ 399,000	\$378,000	1620	8	1955	4	9395	N	N	15714 GREENWOOD AVE N
002-04	329920	0076	04/02/2008	\$ 549,000	\$497,000	1800	8	2007	3	10200	N	N	16001 FREMONT PL N
002-04	931030	0302	01/24/2007	\$ 529,001	\$473,000	1970	8	1998	3	7050	N	N	15025 LINDEN AVE N
002-04	072604	9257	10/17/2007	\$ 410,000	\$361,000	2110	8	1958	4	8550	N	N	16515 N PARK AVE N
002-04	182604	9181	11/26/2007	\$ 465,000	\$411,000	2190	8	1981	4	7524	N	N	423 N 157TH CT
002-04	728770	0075	10/09/2007	\$ 520,000	\$457,000	2290	9	2001	3	5084	N	N	735 N 182ND ST
002-04	132603	9083	08/26/2008	\$ 799,988	\$758,000	2390	9	2008	3	10001	N	N	15749 GREENWOOD AVE N

**Improved Sales Used in this Annual Update Analysis
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002-04	132603	9084	09/24/2008	\$ 800,000	\$766,000	2390	9	2008	3	10001	N	N	15751 GREENWOOD AVE N
002-04	132603	9004	09/24/2008	\$ 699,000	\$669,000	2420	9	2008	3	10011	N	N	15747 GREENWOOD AVE N
002-04	671310	0044	03/19/2007	\$ 629,990	\$558,000	2460	9	2006	3	7556	N	N	515 N 181ST ST
002-04	671310	0043	02/23/2007	\$ 640,000	\$569,000	2850	9	2006	3	7251	N	N	520 N 180TH ST
002-04	161730	0010	03/22/2007	\$ 561,000	\$497,000	3350	10	1982	3	7938	N	N	512 N 170TH PL
003-03	397230	0185	07/25/2007	\$ 275,000	\$241,000	810	4	1941	5	5124	N	N	1140 NE PERKINS WAY
003-03	255530	0070	08/21/2007	\$ 289,500	\$254,000	660	6	1949	3	8174	N	N	18522 10TH AVE NE
003-03	255530	0065	06/18/2008	\$ 245,000	\$227,000	660	6	1949	3	8170	N	N	18516 10TH AVE NE
003-03	397170	1300	07/23/2008	\$ 359,000	\$336,000	680	6	1924	4	9367	N	N	19221 15TH AVE NE
003-03	616390	0411	11/26/2007	\$ 305,000	\$270,000	780	6	1947	3	8220	N	N	18008 12TH AVE NE
003-03	255590	0320	05/17/2007	\$ 295,000	\$260,000	830	6	1959	3	6440	N	N	1237 NE PERKINS WAY
003-03	402410	1625	08/26/2007	\$ 303,000	\$266,000	850	6	1948	3	8160	N	N	17847 24TH PL NE
003-03	402410	0971	12/07/2007	\$ 309,950	\$274,000	860	6	1927	3	8800	N	N	2022 NE 175TH ST
003-03	402410	1239	02/13/2007	\$ 315,500	\$281,000	870	6	1949	2	6695	N	N	1839 NE 177TH ST
003-03	397290	0180	01/02/2008	\$ 290,000	\$258,000	1010	6	1935	4	7000	N	N	1811 NE 189TH ST
003-03	092710	0452	05/11/2007	\$ 297,822	\$262,000	1080	6	1949	4	9047	N	N	17560 8TH AVE NE
003-03	397230	0110	05/06/2008	\$ 312,500	\$285,000	1140	6	1948	5	8977	N	N	19216 11TH AVE NE
003-03	616390	0702	03/28/2007	\$ 313,000	\$277,000	1250	6	1949	3	7040	N	N	17754 12TH AVE NE
003-03	255530	0040	05/27/2008	\$ 285,000	\$262,000	1260	6	1949	4	8928	N	N	18922 10TH AVE NE
003-03	255530	0085	05/20/2008	\$ 367,500	\$337,000	1310	6	1949	4	8186	N	N	18540 10TH AVE NE
003-03	397290	0005	08/28/2007	\$ 530,000	\$465,000	1380	6	1926	4	10561	Y	N	18921 16TH AVE NE
003-03	613630	0020	06/18/2007	\$ 307,970	\$270,000	800	7	1951	3	10711	N	N	18311 11TH AVE NE
003-03	397290	0274	04/13/2007	\$ 419,000	\$370,000	840	7	1976	5	5644	N	N	1617 NE 189TH ST
003-03	402470	0101	06/19/2007	\$ 365,000	\$321,000	840	7	1988	3	5319	N	N	18443 15TH AVE NE
003-03	397170	1890	06/01/2007	\$ 418,000	\$367,000	860	7	1981	3	7539	N	N	1906 NE 190TH ST
003-03	616390	0375	07/20/2007	\$ 367,900	\$323,000	860	7	1977	3	7124	N	N	1109 NE 181ST PL
003-03	144520	0040	01/04/2007	\$ 299,000	\$268,000	890	7	2006	3	1060	N	N	19061 14TH CT NE
003-03	144520	0090	01/03/2007	\$ 294,950	\$265,000	890	7	2006	3	1104	N	N	19047 14TH AVE NE
003-03	144520	0080	01/03/2007	\$ 304,950	\$274,000	890	7	2006	3	1105	N	N	19051 14TH AVE E
003-03	144520	0290	01/18/2007	\$ 310,000	\$277,000	890	7	2006	3	928	N	N	19060 14TH CT NE
003-03	144520	0050	01/09/2007	\$ 304,950	\$273,000	890	7	2006	3	1086	N	N	19057 14TH CT NE

**Improved Sales Used in this Annual Update Analysis
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003-03	144520	0150	01/12/2007	\$ 304,950	\$273,000	890	7	2006	3	1037	N	N	19033 14TH AVE NE
003-03	144520	0130	01/12/2007	\$ 313,450	\$281,000	890	7	2006	3	1065	N	N	19037 14TH AVE E
003-03	144520	0030	01/23/2007	\$ 299,950	\$268,000	890	7	2006	3	1048	N	N	19063 14TH CT NE
003-03	144520	0210	01/23/2007	\$ 304,950	\$272,000	890	7	2006	3	1014	N	N	19040 14TH AVE NE
003-03	144520	0200	01/04/2007	\$ 313,000	\$281,000	890	7	2006	3	963	N	N	19036 14TH CT NE
003-03	144520	0100	01/23/2007	\$ 299,950	\$268,000	890	7	2006	3	1104	N	N	19045 14TH AVE E
003-03	144520	0180	01/23/2007	\$ 309,950	\$277,000	890	7	2006	3	1072	N	N	19025 14TH AVE NE
003-03	144520	0070	01/30/2007	\$ 299,950	\$268,000	890	7	2006	3	1106	N	N	19053 14TH AVE NE
003-03	144520	0140	01/30/2007	\$ 312,350	\$279,000	890	7	2006	3	1043	N	N	19035 14TH AVE NE
003-03	144520	0110	02/16/2007	\$ 299,950	\$267,000	890	7	2006	3	1103	N	N	19043 14TH CT NE
003-03	144520	0310	02/27/2007	\$ 299,950	\$266,000	890	7	2006	3	948	N	N	19064 14TH CT NE
003-03	144520	0280	01/30/2007	\$ 304,950	\$272,000	890	7	2006	3	976	N	N	19056 14TH CT NE
003-03	144520	0230	02/16/2007	\$ 299,950	\$267,000	890	7	2006	3	1008	N	N	19044 14TH CT NE
003-03	144520	0060	02/16/2007	\$ 299,950	\$267,000	890	7	2006	3	1101	N	N	19055 14TH CT NE
003-03	144520	0220	02/16/2007	\$ 305,000	\$271,000	890	7	2006	3	1007	N	N	19042 14TH CT NE
003-03	144520	0300	03/09/2007	\$ 299,950	\$266,000	890	7	2006	3	944	N	N	19062 14TH CT NE
003-03	144520	0270	03/09/2007	\$ 303,950	\$270,000	890	7	2006	3	962	N	N	19054 14TH CT NE
003-03	144520	0260	04/03/2007	\$ 305,950	\$270,000	890	7	2006	3	960	N	N	19052 14TH CT NE
003-03	144520	0250	04/02/2008	\$ 324,950	\$294,000	890	7	2006	3	959	N	N	19050 14TH CT NE
003-03	613690	0075	06/09/2008	\$ 314,700	\$290,000	900	7	1952	3	6950	N	N	17529 11TH AVE NE
003-03	616390	0340	01/10/2007	\$ 273,000	\$245,000	940	7	1957	3	7581	N	N	18228 11TH AVE NE
003-03	397170	2078	05/16/2007	\$ 469,000	\$413,000	950	7	1984	3	11500	N	N	19036 16TH AVE NE
003-03	092710	0461	06/20/2007	\$ 329,500	\$289,000	990	7	1969	3	7560	N	N	17826 8TH AVE NE
003-03	397290	0608	08/31/2007	\$ 330,000	\$290,000	990	7	1937	3	5063	N	N	1631 NE 186TH ST
003-03	616390	0977	01/23/2007	\$ 305,000	\$273,000	1000	7	1955	4	8800	N	N	17521 12TH AVE NE
003-03	402410	1520	03/06/2008	\$ 329,900	\$297,000	1010	7	1952	4	7200	N	N	1645 NE 185TH ST
003-03	397290	0545	07/23/2007	\$ 311,000	\$273,000	1020	7	1945	3	7501	N	N	1839 NE PERKINS WAY
003-03	397290	0645	04/03/2007	\$ 380,000	\$336,000	1080	7	1930	5	6460	N	N	1817 NE PERKINS PL
003-03	616390	0363	06/04/2007	\$ 356,000	\$313,000	1090	7	1988	3	9299	N	N	18214 11TH AVE NE
003-03	402410	0810	08/22/2008	\$ 347,500	\$329,000	1090	7	1951	4	7410	N	N	2259 NE 177TH ST
003-03	092710	0455	06/23/2008	\$ 341,000	\$316,000	1100	7	1976	3	7360	N	N	17814 8TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003-03	616390	0893	07/10/2008	\$ 375,000	\$349,000	1100	7	1954	4	8320	N	N	1105 NE 180TH ST
003-03	255590	0390	09/08/2008	\$ 299,000	\$285,000	1100	7	1978	3	13260	N	N	1425 NE 190TH ST
003-03	092710	0338	07/26/2007	\$ 391,500	\$344,000	1110	7	1961	4	7415	N	N	821 NE SERPENTINE PL
003-03	092710	0337	01/10/2008	\$ 383,000	\$341,000	1110	7	1961	3	9320	N	N	816 NE 175TH ST
003-03	255590	0195	09/05/2007	\$ 309,950	\$272,000	1130	7	1955	3	8680	N	N	1031 NE 188TH ST
003-03	255590	0195	03/12/2008	\$ 385,000	\$347,000	1130	7	1955	3	8680	N	N	1031 NE 188TH ST
003-03	402410	1622	06/21/2007	\$ 368,450	\$324,000	1190	7	1948	4	8160	N	N	17841 24TH PL NE
003-03	402410	1635	09/03/2008	\$ 376,500	\$358,000	1190	7	1948	3	7002	N	N	17821 24TH PL NE
003-03	397230	0193	05/08/2008	\$ 380,000	\$347,000	1210	7	1951	4	9150	N	N	1024 NE 190TH ST
003-03	092710	0323	01/23/2007	\$ 360,000	\$322,000	1240	7	1982	3	7204	N	N	17520 9TH CT NE
003-03	397290	0105	05/01/2007	\$ 393,950	\$347,000	1240	7	1931	4	7500	N	N	1626 NE 189TH ST
003-03	616390	0377	03/02/2007	\$ 405,000	\$360,000	1250	7	1996	3	8895	N	N	18105 12TH AVE NE
003-03	397170	1991	08/08/2007	\$ 399,950	\$351,000	1250	7	1977	3	9750	N	N	1707 NE 192ND ST
003-03	616390	0315	06/20/2007	\$ 325,000	\$285,000	1280	7	1978	3	7703	N	N	18429 12TH AVE NE
003-03	092710	0447	01/29/2008	\$ 399,990	\$357,000	1350	7	1949	3	8303	N	N	802 NE SERPENTINE PL
003-03	397170	1315	03/07/2008	\$ 355,000	\$319,000	1370	7	1935	5	7543	N	N	19203 15TH AVE NE
003-03	566510	0015	10/21/2008	\$ 343,500	\$333,000	1370	7	1954	4	6263	N	N	1248 NE 184TH PL
003-03	255590	0045	01/24/2007	\$ 399,950	\$357,000	1380	7	1957	4	10360	N	N	1045 NE 187TH ST
003-03	255590	0005	06/13/2007	\$ 426,000	\$374,000	1380	7	1951	5	7200	N	N	1209 NE 187TH ST
003-03	397170	1955	08/23/2007	\$ 417,000	\$366,000	1400	7	1989	3	10066	N	N	19204 18TH AVE NE
003-03	397290	0025	10/09/2007	\$ 440,000	\$387,000	1400	7	1975	3	7500	N	N	18907 16TH AVE NE
003-03	402470	0071	04/18/2008	\$ 338,000	\$307,000	1410	7	1969	3	7475	N	N	18236 24TH AVE NE
003-03	092710	0409	01/23/2008	\$ 315,000	\$281,000	1490	7	1976	3	7200	N	N	924 NE 178TH PL
003-03	402410	1035	06/01/2007	\$ 498,000	\$438,000	1540	7	1947	3	20871	N	N	17519 25TH AVE NE
003-03	402410	0901	09/05/2008	\$ 400,000	\$380,000	1620	7	1950	4	7289	N	N	1812 NE 175TH ST
003-03	397290	0356	06/26/2007	\$ 406,500	\$357,000	1650	7	1949	4	8782	N	N	1517 NE PERKINS WAY
003-03	402410	0220	05/23/2007	\$ 485,000	\$427,000	1670	7	1949	5	8720	N	N	1706 NE 177TH ST
003-03	402410	1238	07/02/2007	\$ 380,000	\$334,000	1680	7	1949	3	10900	N	N	1840 NE SERPENTINE PL
003-03	397230	0145	11/30/2007	\$ 357,000	\$316,000	1860	7	1994	3	8616	N	N	19051 12TH AVE NE
003-03	397230	0090	07/01/2008	\$ 385,000	\$358,000	1910	7	1939	5	13540	N	N	1114 NE PERKINS WAY
003-03	397170	1995	10/09/2008	\$ 350,000	\$337,000	1930	7	1969	3	7500	N	N	19045 18TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
(1 to 3 Unit Residences)**

Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003-03	402410	0931	05/10/2007	\$ 480,000	\$423,000	2050	7	1999	3	6817	N	N	1810 NE 175TH ST
003-03	402410	1245	04/23/2007	\$ 440,000	\$388,000	2390	7	1949	3	8800	N	N	1835 NE 177TH ST
003-03	207150	0110	06/12/2007	\$ 429,950	\$378,000	1300	8	1961	4	7770	N	N	1631 NE 185TH ST
003-03	402470	0069	01/09/2007	\$ 371,450	\$333,000	1400	8	1969	3	7005	N	N	18242 24TH AVE NE
003-03	402410	1597	08/20/2007	\$ 425,000	\$373,000	1590	8	1978	3	7972	N	N	2424 NE 180TH ST
003-03	616390	0621	01/22/2008	\$ 405,000	\$361,000	1710	8	2007	3	1355	N	N	17510 12TH AVE NE
003-03	397170	2051	05/16/2007	\$ 464,300	\$409,000	1720	8	1933	4	7345	N	N	19008 16TH AVE NE
003-03	616390	0624	07/11/2007	\$ 415,000	\$364,000	1830	8	2006	3	1198	N	N	17518 B 12TH AVE NE
003-03	255590	0085	10/02/2007	\$ 461,000	\$405,000	1860	8	1954	3	10400	N	N	18712 12TH AVE NE
003-03	616390	0628	03/25/2008	\$ 415,000	\$375,000	1860	8	2007	3	1787	N	N	17514 12TH AVE NE
003-03	616390	0629	08/22/2008	\$ 395,000	\$374,000	1860	8	2007	3	1284	N	N	17516 12TH AVE NE
003-03	092710	0449	03/19/2007	\$ 519,000	\$460,000	2190	8	2007	3	7793	N	N	806 NE SERPENTINE PL
003-03	402410	0887	11/21/2007	\$ 546,000	\$482,000	2240	8	2004	3	14625	N	N	2017 NE 177TH ST
003-03	616390	0903	05/06/2008	\$ 590,000	\$539,000	2450	9	2007	3	7317	N	N	17741 12TH AVE NE
003-03	402410	1476	10/20/2008	\$ 467,826	\$453,000	2750	9	1994	3	8048	N	N	2478 NE 183RD LN
003-05	616390	0010	07/23/2007	\$ 250,000	\$219,000	710	6	1942	3	11760	N	N	18008 8TH AVE NE
003-05	616390	0190	05/15/2008	\$ 274,500	\$251,000	760	6	1947	4	5462	N	N	18022 9TH AVE NE
003-05	616390	0043	07/23/2007	\$ 300,000	\$263,000	770	6	1947	3	9342	N	N	18048 8TH AVE NE
003-05	730530	0255	02/22/2007	\$ 320,000	\$284,000	790	6	1948	3	8408	N	N	17204 1ST AVE NE
003-05	741710	0022	04/24/2008	\$ 348,000	\$317,000	910	6	1938	4	9241	N	N	19921 FOREST PARK DR NE
003-05	730530	0040	09/25/2008	\$ 271,800	\$260,000	910	6	1948	3	8152	N	N	216 NE 174TH ST
003-05	730590	0020	04/22/2008	\$ 302,000	\$275,000	920	6	1949	3	8343	N	N	16739 5TH AVE NE
003-05	730530	0105	05/02/2008	\$ 350,000	\$319,000	940	6	1948	3	8309	N	N	304 NE 174TH ST
003-05	261070	0095	09/10/2007	\$ 377,000	\$331,000	960	6	1948	4	8160	N	N	309 NE 158TH ST
003-05	261070	0055	11/04/2007	\$ 355,000	\$313,000	960	6	1948	4	7750	N	N	359 NE 158TH ST
003-05	741770	0161	10/31/2007	\$ 295,000	\$260,000	970	6	1949	3	10650	N	N	19718 FOREST PARK DR NE
003-05	323510	0050	07/10/2007	\$ 299,950	\$263,000	990	6	1948	4	7833	N	N	859 NE 190TH ST
003-05	616390	0141	06/11/2007	\$ 312,000	\$274,000	1010	6	1947	3	9509	N	N	18317 10TH AVE NE
003-05	263450	0090	08/20/2007	\$ 337,500	\$296,000	1010	6	1949	3	8137	N	N	346 NE 152ND ST
003-05	261010	0050	04/13/2007	\$ 329,000	\$290,000	1020	6	1947	3	7200	N	N	302 NE 156TH ST
003-05	741770	0185	10/08/2007	\$ 310,000	\$273,000	1020	6	1949	3	8484	N	N	19612 FOREST PARK DR NE

**Improved Sales Used in this Annual Update Analysis
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003-05	616390	0170	07/16/2008	\$ 295,000	\$275,000	1100	6	1947	3	7554	N	N	18048 9TH AVE NE
003-05	616390	0152	08/13/2008	\$ 279,990	\$264,000	1100	6	1947	3	7672	N	N	18302 9TH AVE NE
003-05	261010	0075	09/09/2008	\$ 310,000	\$295,000	1110	6	1947	5	7200	N	N	410 NE 155TH ST
003-05	572750	0138	03/05/2008	\$ 330,000	\$297,000	1130	6	1952	4	7560	N	N	16753 3RD AVE NE
003-05	730590	0035	04/20/2007	\$ 330,000	\$291,000	1140	6	1949	5	8343	N	N	16930 4TH AVE NE
003-05	730590	0030	08/09/2007	\$ 325,000	\$285,000	1270	6	1949	3	8305	N	N	405 NE 170TH ST
003-05	616390	0131	08/03/2007	\$ 315,000	\$276,000	1290	6	1947	3	7590	N	N	18330 9TH AVE NE
003-05	616390	0050	12/10/2007	\$ 340,000	\$301,000	1340	6	1947	4	9352	N	N	18054 8TH AVE NE
003-05	261010	0030	01/30/2007	\$ 340,000	\$303,000	1450	6	1947	4	7200	N	N	326 NE 156TH ST
003-05	730530	0515	12/19/2007	\$ 287,000	\$254,000	1480	6	1948	3	9224	N	N	17020 3RD AVE NE
003-05	730530	0645	09/10/2008	\$ 367,000	\$350,000	2150	6	1948	4	8407	N	N	17223 4TH AVE NE
003-05	378210	0080	02/21/2008	\$ 286,000	\$256,000	790	7	1955	3	8100	N	N	20314 21ST AVE NE
003-05	111510	0200	03/24/2008	\$ 364,500	\$329,000	860	7	1978	3	9105	N	N	230 NE SERPENTINE PL
003-05	378210	0075	08/31/2007	\$ 335,000	\$294,000	960	7	1955	4	8100	N	N	20322 21ST AVE NE
003-05	378270	0075	04/14/2008	\$ 263,000	\$239,000	960	7	1954	3	9450	N	N	2737 NE 205TH ST
003-05	378210	0035	05/14/2008	\$ 308,551	\$282,000	960	7	1955	3	8100	N	N	20312 22ND AVE NE
003-05	741870	0040	08/27/2008	\$ 250,000	\$237,000	960	7	1953	3	10586	N	N	2536 NE 203RD ST
003-05	549070	0065	05/08/2007	\$ 350,000	\$308,000	970	7	1956	3	6760	N	N	818 NE 194TH ST
003-05	549070	0025	11/02/2007	\$ 300,000	\$264,000	1000	7	1956	4	6552	N	N	833 NE 195TH ST
003-05	572750	0113	02/15/2007	\$ 361,500	\$322,000	1030	7	1951	4	8075	N	N	16741 2ND AVE NE
003-05	730130	0290	08/08/2008	\$ 350,000	\$329,000	1030	7	1955	5	6142	N	N	309 NE 163RD ST
003-05	572750	0179	01/23/2007	\$ 386,858	\$346,000	1050	7	1956	3	8462	N	N	16758 3RD AVE NE
003-05	397170	0642	04/15/2008	\$ 375,000	\$340,000	1050	7	1986	3	7980	N	N	1216 NE 198TH ST
003-05	092710	0151	06/17/2008	\$ 335,000	\$310,000	1050	7	1953	4	8145	N	N	17911 8TH AVE NE
003-05	092710	0070	08/24/2007	\$ 333,000	\$292,000	1080	7	1956	3	9002	N	N	18016 5TH AVE NE
003-05	010010	0080	10/19/2007	\$ 310,000	\$273,000	1080	7	1955	3	9045	N	N	20041 24TH AVE NE
003-05	111510	0155	07/23/2007	\$ 305,000	\$268,000	1130	7	1976	3	6250	N	N	360 NE SERPENTINE PL
003-05	111510	0155	01/31/2008	\$ 460,000	\$411,000	1130	7	1976	3	6250	N	N	360 NE SERPENTINE PL
003-05	398530	0347	01/25/2008	\$ 380,000	\$339,000	1140	7	1960	5	7324	N	N	19265 11TH AVE NE
003-05	041110	0020	07/29/2008	\$ 310,600	\$291,000	1140	7	1950	5	8263	N	N	15408 2ND AVE NE
003-05	397170	0070	10/11/2007	\$ 378,400	\$333,000	1150	7	1992	4	6853	N	N	20110 14TH AVE NE

**Improved Sales Used in this Annual Update Analysis
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003-05	092710	0216	06/19/2007	\$ 399,950	\$351,000	1170	7	1960	3	8615	N	N	17515 8TH AVE NE
003-05	378270	0120	04/03/2008	\$ 341,230	\$309,000	1190	7	1954	4	9719	N	N	2702 NE 204TH ST
003-05	730130	0230	02/05/2007	\$ 396,500	\$353,000	1220	7	1964	3	11165	N	N	381 NE 163RD ST
003-05	092800	0080	05/15/2008	\$ 430,000	\$394,000	1230	7	1961	3	7310	N	N	17549 8TH AVE NE
003-05	730130	0075	03/28/2007	\$ 399,700	\$354,000	1250	7	1962	3	9920	N	N	16420 4TH AVE NE
003-05	288170	0225	10/11/2007	\$ 370,000	\$326,000	1270	7	1985	3	10796	N	N	15544 1ST AVE NE
003-05	092800	0040	01/30/2007	\$ 400,000	\$357,000	1280	7	1962	3	7279	N	N	17533 7TH AVE NE
003-05	730130	0135	02/27/2007	\$ 345,000	\$306,000	1280	7	1955	3	6180	N	N	310 NE 163RD ST
003-05	615940	0035	12/01/2008	\$ 293,875	\$290,000	1280	7	1966	3	8443	N	N	118 NE 159TH ST
003-05	730070	0025	03/28/2008	\$ 315,000	\$285,000	1310	7	1950	3	6960	N	N	334 NE 162ND ST
003-05	397170	0515	02/12/2007	\$ 330,000	\$294,000	1320	7	1955	3	12788	N	N	1212 NE BALLINGER PL
003-05	092710	0156	07/17/2007	\$ 327,500	\$287,000	1320	7	1960	3	11477	N	N	17829 8TH AVE NE
003-05	263690	0127	03/06/2008	\$ 335,000	\$301,000	1340	7	1952	3	10098	N	N	20325 25TH AVE NE
003-05	572750	0175	11/30/2007	\$ 350,000	\$309,000	1350	7	1961	3	6965	N	N	16760 3RD AVE NE
003-05	802290	0010	08/27/2007	\$ 375,000	\$329,000	1380	7	1956	3	7869	N	N	350 NE 151ST ST
003-05	092710	0142	05/13/2008	\$ 335,500	\$307,000	1390	7	1952	3	8064	N	N	701 NE 180TH ST
003-05	572750	0137	07/09/2007	\$ 365,000	\$320,000	1420	7	1960	4	7003	N	N	16738 2ND AVE NE
003-05	616390	0194	02/26/2007	\$ 324,000	\$288,000	1520	7	1949	3	7483	N	N	18017 10TH AVE NE
003-05	402290	0992	06/11/2007	\$ 419,000	\$368,000	1570	7	1970	3	12005	N	N	2814 NE 195TH ST
003-05	224170	0030	08/15/2007	\$ 359,500	\$315,000	1590	7	1969	3	7438	N	N	122 NE 156TH ST
003-05	263690	0282	04/21/2008	\$ 475,000	\$432,000	1590	7	1967	3	19300	Y	N	19565 23RD AVE NE
003-05	741870	0025	05/29/2007	\$ 385,000	\$338,000	1600	7	1954	3	10586	N	N	2516 NE 203RD ST
003-05	730530	0220	11/16/2007	\$ 303,100	\$268,000	1700	7	1948	3	8410	N	N	17022 1ST AVE NE
003-05	741870	0080	09/18/2008	\$ 360,000	\$344,000	1860	7	1954	4	9590	N	N	2531 NE 204TH ST
003-05	572750	0200	04/14/2008	\$ 449,900	\$408,000	1960	7	1953	4	10500	N	N	342 NE 167TH ST
003-05	263450	0060	06/28/2007	\$ 500,000	\$439,000	2030	7	1996	3	8149	N	N	310 NE 152ND ST
003-05	378210	0010	09/26/2007	\$ 399,950	\$352,000	2320	7	1954	4	8100	N	N	20340 22ND AVE NE
003-05	397170	1030	02/14/2008	\$ 445,000	\$398,000	1190	8	2007	3	4717	N	N	1213 NE 198TH ST
003-05	777240	0040	02/14/2007	\$ 380,600	\$339,000	1270	8	1965	3	9217	N	N	17821 3RD AVE NE
003-05	211160	0040	08/17/2007	\$ 355,000	\$312,000	1310	8	1961	3	8167	N	N	114 NE 161ST ST
003-05	572750	0166	12/09/2008	\$ 336,500	\$333,000	1370	8	1951	4	8454	N	N	16706 3RD AVE NE

**Improved Sales Used in this Annual Update Analysis
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003-05	402290	0972	06/18/2008	\$ 453,500	\$419,000	1490	8	1964	3	14566	N	N	2724 NE 195TH PL
003-05	397170	1040	04/15/2008	\$ 419,000	\$380,000	1610	8	2007	3	4717	N	N	1217 NE 198TH ST
003-05	397170	1036	07/23/2008	\$ 395,000	\$370,000	1610	8	2006	3	4717	N	N	1215 NE 198TH ST
003-05	780530	0080	03/29/2007	\$ 525,000	\$464,000	1700	8	1962	3	13202	N	N	19745 10TH AVE NE
003-05	092710	0159	10/27/2008	\$ 380,000	\$369,000	1760	8	1966	4	12625	N	N	538 NE SERPENTINE PL
003-05	777240	0020	08/02/2007	\$ 368,000	\$323,000	1790	8	1965	3	7931	N	N	17809 3RD AVE NE
003-05	741770	0638	05/14/2007	\$ 425,000	\$374,000	2120	8	1978	3	7616	N	N	19651 20TH AVE NE
003-05	052604	9063	04/23/2007	\$ 560,000	\$494,000	2190	8	2002	3	7384	N	N	19011 8TH AVE NE
003-05	802290	0055	07/24/2007	\$ 455,000	\$399,000	2270	8	1956	4	12742	N	N	347 NE 151ST ST
003-05	402290	0873	05/09/2007	\$ 479,000	\$422,000	1270	9	1979	3	12742	N	N	2915 NE 199TH ST
003-05	572750	0168	12/02/2008	\$ 564,990	\$557,000	2680	9	2008	3	7224	N	N	16710 3RD AVE NE
003-05	572750	0169	08/18/2008	\$ 635,000	\$600,000	2990	9	2008	3	9000	N	N	310 NE 167TH ST
003-05	741770	0660	09/17/2007	\$ 641,170	\$563,000	3400	10	2006	3	10650	N	N	19608 19TH AVE NE
003-06	343250	1595	04/25/2007	\$ 344,000	\$303,000	620	5	1940	4	8138	N	N	15814 10TH AVE NE
003-06	343250	1040	06/05/2007	\$ 315,500	\$277,000	660	6	1948	4	8130	N	N	15504 11TH AVE NE
003-06	040810	0215	03/12/2007	\$ 267,500	\$237,000	700	6	1949	4	6000	N	N	16815 11TH PL NE
003-06	756870	0195	10/10/2007	\$ 280,000	\$246,000	750	6	1941	3	7440	N	N	15217 6TH AVE NE
003-06	756870	0770	06/14/2007	\$ 300,000	\$264,000	760	6	1948	3	6402	N	N	516 NE 145TH ST
003-06	616390	1033	02/06/2007	\$ 277,500	\$247,000	770	6	1953	3	8612	N	N	511 NE 174TH ST
003-06	730430	0515	04/17/2007	\$ 338,000	\$298,000	770	6	1947	3	8185	N	N	15803 9TH AVE NE
003-06	730430	0550	08/13/2007	\$ 335,000	\$294,000	770	6	1947	4	8308	N	N	15537 9TH AVE NE
003-06	616390	1062	06/15/2007	\$ 306,000	\$269,000	800	6	1950	3	9702	N	N	17201 8TH AVE NE
003-06	343250	0200	07/18/2007	\$ 380,000	\$333,000	800	6	1952	3	6908	N	N	15839 15TH AVE NE
003-06	730430	0096	03/24/2008	\$ 359,000	\$324,000	800	6	1947	4	8184	N	N	15831 6TH AVE NE
003-06	730430	0705	07/30/2007	\$ 342,625	\$301,000	810	6	1948	3	8184	N	N	15801 10TH AVE NE
003-06	730430	0205	02/12/2008	\$ 318,500	\$285,000	810	6	1947	3	8184	N	N	15510 6TH AVE NE
003-06	730430	0145	05/01/2008	\$ 315,000	\$287,000	810	6	1947	4	8184	N	N	15537 6TH AVE NE
003-06	730430	1345	07/08/2008	\$ 315,000	\$293,000	810	6	1947	3	8184	N	N	16024 5TH AVE NE
003-06	730430	0480	07/14/2008	\$ 296,000	\$276,000	810	6	1947	3	7225	N	N	15842 8TH AVE NE
003-06	663290	0150	09/14/2007	\$ 350,000	\$307,000	820	6	1942	3	5869	N	N	1246 NE 148TH ST
003-06	756870	0125	04/16/2008	\$ 332,000	\$301,000	820	6	1939	4	7440	N	N	15262 6TH AVE NE

**Improved Sales Used in this Annual Update Analysis
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003-06	663290	0572	08/17/2007	\$ 382,500	\$336,000	830	6	1948	4	10351	N	N	14815 12TH AVE NE
003-06	756870	0160	04/18/2008	\$ 314,900	\$286,000	890	6	1947	3	7440	N	N	15261 6TH AVE NE
003-06	040810	0230	03/20/2008	\$ 269,950	\$244,000	900	6	1949	3	7020	N	N	16806 11TH AVE NE
003-06	730430	0930	07/22/2008	\$ 309,000	\$289,000	910	6	1947	4	8184	N	N	16039 10TH AVE NE
003-06	756870	0300	02/14/2007	\$ 374,000	\$333,000	940	6	1947	3	7440	N	N	14861 6TH AVE NE
003-06	343250	0580	06/12/2007	\$ 255,000	\$224,000	940	6	1942	4	8297	N	N	16250 12TH AVE NE
003-06	756870	0495	07/30/2007	\$ 329,950	\$290,000	970	6	1940	4	5352	N	N	14800 6TH AVE NE
003-06	730430	0470	11/21/2007	\$ 280,500	\$248,000	980	6	1947	3	11224	N	N	15828 8TH AVE NE
003-06	730430	0240	12/17/2007	\$ 329,950	\$292,000	980	6	1947	3	8184	N	N	15556 6TH AVE NE
003-06	343250	1450	03/14/2007	\$ 341,500	\$303,000	990	6	1927	4	8145	N	N	16220 10TH AVE NE
003-06	730430	1325	08/08/2007	\$ 335,000	\$294,000	1000	6	1946	3	12793	N	N	16003 8TH AVE NE
003-06	756870	0510	11/20/2007	\$ 325,000	\$287,000	1010	6	1948	3	7440	N	N	14820 6TH AVE NE
003-06	730430	0030	05/19/2007	\$ 330,000	\$290,000	1030	6	1947	4	8184	N	N	15642 5TH AVE NE
003-06	663290	0262	04/16/2007	\$ 346,000	\$305,000	1060	6	1972	3	9806	N	N	14824 12TH AVE NE
003-06	756870	0225	08/18/2008	\$ 274,900	\$260,000	1120	6	1947	4	6820	N	N	15214 5TH AVE NE
003-06	343250	0210	03/18/2008	\$ 303,000	\$273,000	1130	6	1945	3	6908	N	N	15847 15TH AVE NE
003-06	756870	0640	01/02/2007	\$ 320,000	\$287,000	1150	6	1978	3	6394	N	N	14508 6TH AVE NE
003-06	730430	0500	03/25/2008	\$ 359,500	\$325,000	1170	6	1947	4	8185	N	N	15823 9TH AVE NE
003-06	343250	0955	09/12/2007	\$ 321,600	\$282,000	1290	6	1950	3	8135	N	N	15563 12TH AVE NE
003-06	663290	0280	10/25/2007	\$ 245,000	\$216,000	540	7	1947	4	5936	N	N	1224 NE 148TH ST
003-06	343250	1113	05/30/2007	\$ 340,000	\$299,000	940	7	1948	4	5963	N	N	1103 NE 162ND ST
003-06	343250	0350	04/23/2007	\$ 355,000	\$313,000	990	7	1952	3	6913	N	N	16227 15TH AVE NE
003-06	417950	0080	03/14/2007	\$ 347,000	\$307,000	1010	7	1955	3	7235	N	N	827 NE 152ND ST
003-06	730430	0761	07/16/2007	\$ 325,000	\$285,000	1010	7	1947	3	9217	N	N	15503 10TH AVE NE
003-06	343250	0365	05/15/2007	\$ 380,000	\$334,000	1020	7	1968	3	6914	N	N	16241 15TH AVE NE
003-06	254810	0040	06/18/2007	\$ 384,130	\$337,000	1030	7	1952	3	7133	N	N	1256 NE 169TH ST
003-06	663290	0412	09/10/2008	\$ 330,000	\$314,000	1040	7	1967	3	5638	N	N	15216 12TH AVE NE
003-06	616390	1711	09/19/2007	\$ 294,000	\$258,000	1050	7	1974	3	9114	N	N	16719 10TH AVE NE
003-06	756870	0340	03/24/2008	\$ 355,000	\$321,000	1060	7	1948	3	7440	N	N	14815 6TH AVE NE
003-06	616390	1330	08/28/2008	\$ 349,950	\$332,000	1060	7	1970	3	8037	N	N	17247 11TH AVE NE
003-06	616390	1392	10/29/2008	\$ 312,000	\$303,000	1060	7	1955	3	8384	N	N	17216 11TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
(1 to 3 Unit Residences)**

Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003-06	616390	1421	02/23/2007	\$ 377,000	\$335,000	1070	7	1959	3	8515	N	N	17041 12TH AVE NE
003-06	730430	0855	04/10/2007	\$ 365,000	\$322,000	1080	7	1961	3	8184	N	N	16274 9TH AVE NE
003-06	670370	0070	08/06/2008	\$ 336,000	\$316,000	1100	7	1960	3	11254	N	N	14601 9TH AVE NE
003-06	343250	1174	07/01/2008	\$ 305,000	\$283,000	1120	7	1965	4	8137	N	N	15812 11TH AVE NE
003-06	343250	1375	07/24/2007	\$ 469,950	\$412,000	1130	7	1965	3	8147	N	N	16257 11TH AVE NE
003-06	616390	1100	01/17/2008	\$ 330,000	\$294,000	1130	7	1951	4	7980	N	N	612 NE 170TH ST
003-06	616390	1411	05/07/2007	\$ 425,000	\$374,000	1140	7	1959	4	7540	N	N	17060 11TH AVE NE
003-06	616390	1332	08/28/2007	\$ 345,000	\$303,000	1150	7	1954	4	6071	N	N	1017 NE 175TH ST
003-06	343250	1150	07/17/2007	\$ 367,000	\$322,000	1170	7	1959	3	8139	N	N	15838 11TH AVE NE
003-06	343250	0910	08/19/2007	\$ 415,000	\$364,000	1200	7	1961	3	8131	N	N	15511 12TH AVE NE
003-06	616390	1243	10/18/2007	\$ 345,000	\$304,000	1200	7	1951	4	7739	N	N	17003 10TH AVE NE
003-06	343250	0969	10/14/2008	\$ 360,000	\$348,000	1200	7	1949	3	7024	N	N	1121 NE 158TH ST
003-06	616390	1111	05/28/2008	\$ 332,000	\$305,000	1210	7	1951	4	6566	N	N	820 NE 170TH ST
003-06	254810	0225	06/20/2007	\$ 330,000	\$290,000	1220	7	1950	3	8400	N	N	16821 12TH PL NE
003-06	224150	0050	04/09/2007	\$ 389,000	\$344,000	1240	7	1955	3	7853	N	N	858 NE 151ST ST
003-06	616390	1430	07/12/2007	\$ 382,950	\$336,000	1250	7	1959	3	8384	N	N	17036 11TH AVE NE
003-06	616390	1902	05/04/2007	\$ 330,500	\$291,000	1270	7	1949	3	9261	N	N	16737 8TH AVE NE
003-06	156810	0311	03/23/2007	\$ 470,000	\$416,000	1280	7	2006	3	3600	N	N	3125 NE 147TH ST
003-06	417950	0095	06/21/2007	\$ 390,000	\$342,000	1280	7	1954	3	7200	N	N	15122 8TH AVE NE
003-06	730430	0560	06/13/2007	\$ 395,000	\$347,000	1330	7	1947	4	8308	N	N	15525 9TH AVE NE
003-06	730430	1273	10/17/2007	\$ 450,000	\$396,000	1330	7	1998	3	5103	N	N	16239 8TH AVE NE
003-06	663150	0010	02/28/2007	\$ 426,100	\$378,000	1360	7	1960	3	7758	N	N	1054 NE 154TH ST
003-06	254810	0120	03/22/2007	\$ 367,000	\$325,000	1360	7	1952	3	7036	N	N	16803 15TH AVE NE
003-06	670430	0105	12/04/2007	\$ 387,000	\$342,000	1380	7	1953	3	8550	N	N	14604 9TH AVE NE
003-06	254810	0155	01/29/2007	\$ 362,000	\$323,000	1400	7	1950	4	12360	N	N	1207 NE 168TH ST
003-06	616390	1861	03/20/2008	\$ 338,500	\$305,000	1420	7	1949	4	9450	N	N	16744 5TH AVE NE
003-06	616390	1353	05/13/2008	\$ 315,000	\$288,000	1480	7	1954	3	8400	N	N	1014 NE 175TH ST
003-06	756870	0095	03/11/2008	\$ 325,000	\$293,000	1510	7	1940	3	7440	N	N	15224 6TH AVE NE
003-06	417950	0085	09/03/2008	\$ 268,000	\$255,000	1580	7	1955	3	7235	N	N	821 NE 152ND ST
003-06	616390	1371	02/08/2007	\$ 330,000	\$294,000	1600	7	1951	3	9750	N	N	17248 11TH AVE NE
003-06	714870	0100	12/17/2007	\$ 345,000	\$306,000	1600	7	1952	4	7080	N	N	17031 14TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003-06	254810	0115	04/08/2008	\$ 326,000	\$295,000	1600	7	1952	3	7015	N	N	16811 15TH AVE NE
003-06	756870	0440	07/25/2008	\$ 375,000	\$351,000	1610	7	1995	3	10168	N	N	15103 8TH AVE NE
003-06	616390	1431	10/18/2007	\$ 370,000	\$326,000	1620	7	1959	4	8384	N	N	17035 12TH AVE NE
003-06	756870	0285	07/05/2007	\$ 386,700	\$339,000	1630	7	1947	4	7440	N	N	14879 6TH AVE NE
003-06	756870	0600	11/21/2007	\$ 455,000	\$402,000	1630	7	1947	5	10141	N	N	14537 8TH AVE NE
003-06	616390	1880	11/27/2007	\$ 380,000	\$336,000	1660	7	1951	4	8820	N	N	605 NE 170TH ST
003-06	730430	1230	07/16/2007	\$ 449,950	\$395,000	1680	7	2007	3	2645	N	N	601 NE 165TH ST
003-06	616390	1252	01/23/2008	\$ 420,000	\$374,000	1820	7	1944	4	7910	N	N	17002 10TH AVE NE
003-06	756870	0620	01/04/2007	\$ 466,500	\$418,000	1930	7	2006	3	10141	N	N	14509 8TH AVE NE
003-06	616390	0979	06/28/2007	\$ 415,000	\$364,000	2050	7	1946	4	8580	N	N	17016 5TH AVE NE
003-06	254810	0070	08/31/2007	\$ 365,000	\$320,000	2280	7	1950	3	6958	N	N	16902 12TH PL NE
003-06	254810	0150	04/04/2007	\$ 340,000	\$300,000	2590	7	1950	5	7587	N	N	1208 NE 168TH ST
003-06	663290	0315	11/26/2007	\$ 540,000	\$477,000	2990	7	1977	3	8755	N	N	1405 NE 153RD ST
003-06	064210	0005	05/02/2007	\$ 420,000	\$370,000	1630	8	1956	3	12511	N	N	1121 NE 146TH ST
003-06	064210	0005	04/08/2008	\$ 499,450	\$453,000	1630	8	1956	3	12511	N	N	1121 NE 146TH ST
003-06	616390	1160	02/27/2007	\$ 540,000	\$480,000	2140	8	1978	4	8840	N	N	17311 9TH AVE NE
003-06	254810	0156	01/02/2008	\$ 490,000	\$435,000	2220	8	2007	3	7400	N	N	1203 NE 168TH ST
003-06	756870	0740	10/18/2007	\$ 350,000	\$308,000	2550	8	1994	3	11160	N	N	14535 6TH AVE NE
003-06	343250	0682	12/03/2008	\$ 470,000	\$464,000	2630	8	2008	3	7201	N	N	1221 NE 162ND ST
003-06	616390	1760	02/14/2007	\$ 305,000	\$271,000	3770	9	2008	3	9324	N	N	16515 10TH AVE NE
003-06	092710	0355	02/15/2007	\$ 759,000	\$675,000	3340	10	2007	3	6750	N	N	820 NE 174TH ST
003-07	350010	0115	04/24/2007	\$ 279,000	\$246,000	850	5	1950	3	8333	N	N	14534 27TH AVE NE
003-07	558990	0767	07/19/2007	\$ 300,000	\$263,000	1100	5	1934	3	8578	N	N	1525 NE 169TH ST
003-07	367050	0305	01/25/2007	\$ 298,950	\$267,000	680	6	1928	3	8109	N	N	1539 NE 147TH ST
003-07	666890	0005	05/15/2008	\$ 306,900	\$281,000	700	6	1949	5	5559	N	N	1557 NE 166TH ST
003-07	162604	9076	04/23/2008	\$ 324,950	\$296,000	720	6	1953	3	10380	N	N	14730 23RD AVE NE
003-07	399690	0665	01/23/2007	\$ 281,000	\$251,000	770	6	1948	3	7200	N	N	16322 25TH AVE NE
003-07	399750	0175	04/06/2007	\$ 330,000	\$292,000	770	6	1948	3	8149	N	N	15834 25TH AVE NE
003-07	399690	0650	09/07/2007	\$ 269,500	\$237,000	770	6	1948	3	7200	N	N	2505 NE 165TH ST
003-07	399690	0110	12/19/2007	\$ 330,000	\$293,000	770	6	1948	3	12469	N	N	16370 28TH PL NE
003-07	399570	0280	06/10/2008	\$ 245,000	\$226,000	770	6	1948	2	8155	N	N	15323 27TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003-07	558990	0761	09/22/2008	\$ 288,000	\$276,000	770	6	1943	3	6731	N	N	16805 16TH AVE NE
003-07	350010	0176	04/20/2007	\$ 390,000	\$344,000	790	6	1947	3	8202	N	N	14520 26TH AVE NE
003-07	399630	0055	09/19/2008	\$ 260,000	\$249,000	790	6	1950	4	8793	N	N	15805 28TH AVE NE
003-07	399690	0585	01/18/2007	\$ 299,000	\$267,000	800	6	1948	3	7959	N	N	16310 25TH PL NE
003-07	399690	0020	10/10/2007	\$ 317,500	\$279,000	800	6	1948	3	9263	N	N	16022 28TH AVE NE
003-07	350010	0015	02/20/2007	\$ 302,500	\$269,000	830	6	1950	3	8183	N	N	14730 25TH AVE NE
003-07	350010	0180	05/12/2008	\$ 285,000	\$261,000	840	6	1939	4	8204	N	N	14515 27TH AVE NE
003-07	373890	0035	09/22/2008	\$ 305,000	\$292,000	860	6	1948	3	8189	N	N	14541 22ND AVE NE
003-07	399570	0025	08/02/2007	\$ 327,500	\$287,000	880	6	1948	3	8146	N	N	15516 25TH AVE NE
003-07	399570	0555	01/04/2007	\$ 299,999	\$269,000	900	6	1947	3	8174	N	N	15005 27TH AVE NE
003-07	399690	0345	09/19/2008	\$ 293,000	\$280,000	900	6	1948	4	7662	N	N	16058 26TH AVE NE
003-07	558930	0555	06/22/2007	\$ 325,000	\$285,000	930	6	1947	4	9119	N	N	1886 NE 171ST ST
003-07	558930	0710	05/16/2007	\$ 325,000	\$286,000	940	6	1942	4	9100	N	N	2222 NE 170TH ST
003-07	558990	0765	05/18/2007	\$ 326,000	\$287,000	990	6	1936	3	4030	N	N	16817 16TH AVE NE
003-07	399570	0525	11/16/2007	\$ 324,950	\$287,000	1000	6	1948	4	8168	N	N	15034 26TH AVE NE
003-07	156810	0096	01/19/2007	\$ 280,000	\$250,000	1080	6	1949	3	7399	N	N	3005 NE 149TH ST
003-07	558930	0240	05/07/2007	\$ 370,000	\$326,000	1100	6	1932	4	9908	N	N	1588 NE 170TH ST
003-07	373890	0125	12/07/2007	\$ 250,000	\$221,000	1130	6	1948	3	8209	N	N	14728 22ND AVE NE
003-07	373950	0035	05/28/2008	\$ 339,500	\$312,000	1190	6	1952	3	8189	N	N	14538 20TH AVE NE
003-07	399570	0180	09/06/2007	\$ 260,000	\$228,000	1200	6	1948	3	8146	N	N	15541 27TH AVE NE
003-07	367050	0155	09/02/2008	\$ 300,000	\$285,000	1310	6	1928	4	8109	N	N	1528 NE 147TH ST
003-07	402530	0385	04/03/2008	\$ 194,000	\$176,000	870	7	1947	2	13500	N	N	16522 25TH AVE NE
003-07	156810	0375	02/25/2008	\$ 280,000	\$251,000	880	7	1948	4	8504	N	N	14720 31ST AVE NE
003-07	399570	0230	03/07/2008	\$ 365,000	\$328,000	890	7	1948	3	8150	N	N	15340 26TH AVE NE
003-07	399570	0575	07/17/2007	\$ 335,000	\$294,000	920	7	1947	4	8169	N	N	15027 27TH AVE NE
003-07	402530	0240	08/11/2008	\$ 368,000	\$347,000	920	7	1947	3	10125	N	N	16534 22ND AVE NE
003-07	402410	1051	04/09/2007	\$ 334,000	\$295,000	950	7	1950	5	6984	N	N	2011 NE 175TH ST
003-07	558990	0035	11/06/2007	\$ 278,800	\$246,000	960	7	1951	3	9519	N	N	1524 NE 169TH ST
003-07	558990	0330	08/11/2008	\$ 315,000	\$297,000	970	7	1946	3	9951	N	N	16903 25TH AVE NE
003-07	399690	0565	09/11/2007	\$ 314,500	\$276,000	1040	7	1948	3	8149	N	N	16305 26TH AVE NE
003-07	156810	0087	04/21/2008	\$ 295,000	\$268,000	1050	7	2003	3	1716	N	N	14731 31ST AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003-07	399690	0270	07/16/2007	\$ 310,950	\$273,000	1060	7	1948	4	8149	N	N	16028 27TH AVE NE
003-07	402530	0310	03/22/2007	\$ 321,000	\$284,000	1070	7	1946	3	8100	N	N	16526 23RD AVE NE
003-07	402530	0070	09/25/2007	\$ 328,000	\$288,000	1110	7	1948	3	11390	N	N	16530 18TH AVE NE
003-07	156810	0415	05/02/2008	\$ 385,000	\$351,000	1110	7	1949	4	8504	N	N	14727 32ND AVE NE
003-07	255830	0025	11/20/2008	\$ 301,800	\$296,000	1120	7	1952	3	8204	N	N	14733 25TH AVE NE
003-07	666890	0015	07/19/2007	\$ 360,000	\$316,000	1130	7	1950	3	8100	N	N	1545 NE 166TH ST
003-07	350010	0054	11/26/2008	\$ 319,000	\$314,000	1130	7	1947	3	8183	N	N	14733 27TH AVE NE
003-07	402530	0160	09/14/2007	\$ 350,000	\$307,000	1150	7	1948	4	9223	N	N	16518 21ST AVE NE
003-07	402530	0030	01/14/2008	\$ 335,500	\$299,000	1150	7	1948	3	11327	N	N	16527 21ST AVE NE
003-07	399690	0175	02/27/2007	\$ 311,000	\$276,000	1160	7	1948	3	8149	N	N	16059 28TH AVE NE
003-07	367050	0075	02/23/2007	\$ 454,900	\$404,000	1200	7	1932	3	9018	N	N	1549 NE 150TH ST
003-07	399690	0335	10/15/2007	\$ 270,000	\$238,000	1230	7	1948	4	8149	N	N	16053 27TH AVE NE
003-07	399690	0335	09/29/2008	\$ 299,000	\$287,000	1230	7	1948	4	8149	N	N	16053 27TH AVE NE
003-07	350010	0141	02/16/2007	\$ 375,000	\$334,000	1250	7	1948	4	8499	N	N	14550 26TH AVE NE
003-07	399690	0085	08/05/2008	\$ 405,000	\$381,000	1250	7	1986	3	23294	N	N	16340 28TH PL NE
003-07	558930	0625	06/13/2008	\$ 412,000	\$380,000	1290	7	1952	4	8800	N	N	2211 NE 175TH ST
003-07	162604	9102	07/24/2007	\$ 395,000	\$347,000	1310	7	2005	3	1817	N	N	2711 NE 158TH ST
003-07	350010	0008	07/23/2007	\$ 380,000	\$333,000	1310	7	1950	4	8156	N	N	2503 NE 150TH ST
003-07	558990	0700	05/01/2008	\$ 330,000	\$301,000	1370	7	1931	4	9046	N	N	1628 NE 168TH ST
003-07	399570	0220	08/26/2008	\$ 355,000	\$336,000	1380	7	1948	4	8147	N	N	15352 26TH AVE NE
003-07	402530	0266	05/16/2007	\$ 304,450	\$268,000	1400	7	1946	4	9415	N	N	16537 25TH AVE NE
003-07	402530	0100	08/19/2008	\$ 315,000	\$298,000	1480	7	1948	3	11986	N	N	2115 NE 168TH ST
003-07	156810	0027	08/30/2007	\$ 449,500	\$395,000	1500	7	1964	3	7573	N	N	3026 NE 149TH ST
003-07	399750	0010	03/31/2007	\$ 412,000	\$364,000	1520	7	1948	4	8149	N	N	15811 27TH AVE NE
003-07	256990	0040	07/08/2008	\$ 345,000	\$321,000	1550	7	1950	3	7150	N	N	17415 17TH PL NE
003-07	156810	0273	01/24/2008	\$ 372,000	\$332,000	1560	7	2007	3	1560	N	N	14508 31ST AVE NE
003-07	156810	0272	02/11/2008	\$ 379,950	\$340,000	1560	7	2007	3	1550	N	N	14506 31ST AVE NE
003-07	558930	0685	05/29/2007	\$ 400,000	\$352,000	1570	7	1991	3	11335	N	N	2215 NE 171ST ST
003-07	156810	0270	01/30/2008	\$ 357,000	\$319,000	1570	7	2007	3	1633	N	N	14502 31ST AVE NE
003-07	156810	0271	04/08/2008	\$ 356,950	\$323,000	1570	7	2007	3	1631	N	N	14504 31ST AVE NE
003-07	558990	0500	10/23/2007	\$ 365,000	\$321,000	1600	7	1951	3	9519	N	N	16810 22ND AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003-07	373890	0150	01/11/2007	\$ 367,500	\$329,000	1610	7	1948	3	8248	N	N	14758 22ND AVE NE
003-07	666890	0111	04/11/2008	\$ 515,000	\$467,000	1610	7	1993	3	7052	N	N	16501 16TH AVE NE
003-07	399690	0550	03/24/2008	\$ 353,000	\$319,000	1660	7	1948	5	8149	N	N	16016 25TH AVE NE
003-07	402530	0130	03/19/2008	\$ 399,950	\$361,000	1720	7	1949	4	10688	N	N	16527 22ND AVE NE
003-07	399690	0090	10/29/2007	\$ 505,000	\$445,000	1750	7	1986	3	34528	N	N	16346 28TH PL NE
003-07	256990	0005	11/18/2008	\$ 305,000	\$299,000	1750	7	1951	3	11600	N	N	17400 17TH PL NE
003-07	399690	0555	06/27/2007	\$ 373,000	\$327,000	1780	7	1948	4	8149	N	N	16010 25TH AVE NE
003-07	399690	0635	06/28/2007	\$ 429,950	\$377,000	1860	7	1948	3	7200	N	N	2523 NE 165TH ST
003-07	373890	0070	10/31/2007	\$ 430,000	\$379,000	1910	7	1948	4	8207	N	N	14723 22ND AVE NE
003-07	558930	0435	06/10/2008	\$ 385,000	\$355,000	2180	7	1950	3	10617	N	N	1836 NE 170TH ST
003-07	558990	0140	04/18/2008	\$ 391,000	\$355,000	1290	8	1960	3	9519	N	N	1523 NE 170TH ST
003-07	162604	9091	03/20/2008	\$ 424,900	\$383,000	1320	8	1979	3	11245	N	N	14714 23RD AVE NE
003-07	399690	0035	08/07/2007	\$ 499,950	\$439,000	1600	8	1948	5	9266	N	N	16040 28TH AVE NE
003-07	558990	0540	02/26/2007	\$ 565,000	\$502,000	2150	8	2006	3	9519	N	N	1849 NE 169TH ST
003-07	558930	0660	04/18/2007	\$ 615,000	\$543,000	2530	8	2006	3	8000	N	N	2224 NE 171ST ST
003-07	558990	0625	06/21/2007	\$ 600,000	\$527,000	2580	8	2000	3	9519	N	N	1810 NE 168TH ST
003-07	558930	0427	08/24/2007	\$ 585,000	\$513,000	2450	9	2007	3	7583	N	N	1840 NE 170TH ST
003-07	558930	0428	10/29/2007	\$ 605,000	\$533,000	2590	9	2007	3	7746	N	N	1854 NE 170TH ST
003-07	558930	0425	01/18/2008	\$ 630,000	\$561,000	2780	9	2007	3	7662	N	N	1846 NE 170TH ST
003-07	558930	0426	09/11/2007	\$ 620,000	\$545,000	2790	9	2007	3	7654	N	N	1850 NE 170TH ST
089-02	446590	0040	12/03/2007	\$ 289,950	\$256,000	780	6	1952	4	4533	N	N	18846 STONE AVE N
089-02	618770	0160	09/29/2008	\$ 263,000	\$252,000	980	6	1951	3	7472	N	N	810 NE 201ST ST
089-02	222290	0081	06/07/2007	\$ 495,000	\$435,000	1250	6	1946	4	5850	Y	Y	19297 STONE AVE N
089-02	012710	0010	03/18/2008	\$ 293,000	\$264,000	1500	6	1948	3	6499	N	N	1644 N 200TH ST
089-02	107210	0135	08/15/2008	\$ 350,000	\$330,000	820	7	1954	3	8640	N	N	19259 BURKE AVE N
089-02	397170	0400	03/20/2008	\$ 282,500	\$255,000	870	7	1950	3	12196	N	N	814 NE 200TH ST
089-02	618770	0385	10/24/2007	\$ 309,500	\$273,000	940	7	1950	3	8314	N	N	603 NE 204TH ST
089-02	223150	0080	10/06/2008	\$ 410,000	\$395,000	1020	7	1954	4	10339	Y	N	19619 ASHWORTH AVE N
089-02	062604	9062	03/10/2008	\$ 329,950	\$297,000	1030	7	1955	4	7200	N	N	18510 WALLINGFORD AVE N
089-02	107210	0120	05/20/2008	\$ 430,000	\$394,000	1030	7	1953	4	8640	N	N	19241 BURKE AVE N
089-02	664800	0020	03/20/2008	\$ 396,000	\$357,000	1070	7	1957	3	7885	N	N	20030 MERIDIAN PL N

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
(1 to 3 Unit Residences)**

Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
089-02	222630	0150	08/26/2008	\$ 300,000	\$284,000	1080	7	1954	3	8558	N	N	2357 N 193RD ST
089-02	219630	0050	06/06/2008	\$ 399,950	\$368,000	1100	7	1958	4	9460	N	N	303 NE 193RD ST
089-02	164350	0006	10/01/2007	\$ 350,000	\$308,000	1110	7	1951	3	5329	N	N	1225 N 192ND ST
089-02	062604	9024	11/19/2007	\$ 340,000	\$300,000	1120	7	1959	3	8290	N	N	20055 MERIDIAN AVE N
089-02	397170	0325	05/20/2008	\$ 359,950	\$330,000	1120	7	1952	4	12165	N	N	635 NE 201ST ST
089-02	323535	0020	05/16/2007	\$ 439,990	\$387,000	1130	7	1975	3	10931	N	N	18530 MERIDIAN AVE N
089-02	421390	0030	05/23/2007	\$ 459,950	\$405,000	1160	7	1982	3	6500	N	N	2341 N 189TH ST
089-02	776990	0050	04/08/2008	\$ 390,000	\$353,000	1170	7	1959	3	10060	N	N	2341 N 188TH ST
089-02	050710	0030	08/23/2007	\$ 365,000	\$320,000	1200	7	1954	3	9399	N	N	1837 N 204TH PL
089-02	444090	0050	11/19/2007	\$ 300,000	\$265,000	1200	7	1962	3	8641	N	N	1705 N 204TH PL
089-02	223150	0040	08/25/2008	\$ 375,000	\$355,000	1200	7	1954	4	7445	Y	N	1308 N 196TH ST
089-02	222410	0039	12/06/2007	\$ 368,000	\$326,000	1210	7	1965	3	11783	N	N	19243 WALLINGFORD AVE N
089-02	222350	0102	06/11/2007	\$ 370,000	\$325,000	1220	7	1957	3	7800	N	N	1809 N 200TH ST
089-02	242690	0051	09/07/2007	\$ 475,000	\$417,000	1240	7	1956	5	8081	N	N	1614 N 203RD PL
089-02	618770	0005	06/27/2007	\$ 360,000	\$316,000	1250	7	1954	4	8464	N	N	602 NE 204TH ST
089-02	664810	0035	09/09/2008	\$ 370,000	\$352,000	1250	7	1957	3	8605	N	N	20319 MERIDIAN AVE N
089-02	107310	0045	11/19/2008	\$ 330,000	\$324,000	1250	7	1953	3	7695	N	N	1911 N 198TH ST
089-02	062604	9085	06/25/2007	\$ 459,000	\$403,000	1260	7	1950	3	15000	N	N	20053 WALLINGFORD AVE N
089-02	107910	0020	07/23/2007	\$ 322,000	\$283,000	1260	7	1955	3	9084	N	N	2122 N 192ND ST
089-02	925090	0172	01/02/2008	\$ 330,000	\$293,000	1280	7	1955	3	6855	Y	N	1304 N 195TH ST
089-02	776100	0080	03/14/2007	\$ 309,100	\$274,000	1290	7	1916	3	8947	N	N	18704 MERIDIAN AVE N
089-02	776100	0080	02/08/2008	\$ 337,400	\$302,000	1290	7	1916	3	8947	N	N	18704 MERIDIAN AVE N
089-02	222350	0046	07/21/2008	\$ 311,000	\$291,000	1300	7	1959	3	7452	N	N	19815 WALLINGFORD AVE N
089-02	050710	0025	06/22/2007	\$ 419,922	\$369,000	1310	7	1954	4	9852	N	N	1838 N 204TH PL
089-02	222630	0010	10/02/2007	\$ 325,000	\$286,000	1310	7	1954	3	8149	N	N	2110 N 193RD ST
089-02	776990	0035	07/08/2008	\$ 334,400	\$311,000	1320	7	1957	3	8084	N	N	2304 N 188TH ST
089-02	397170	0735	08/22/2007	\$ 424,950	\$373,000	1330	7	1987	3	8609	N	N	611 NE 200TH ST
089-02	618770	0200	01/08/2007	\$ 334,500	\$300,000	1340	7	1950	3	7200	N	N	710 NE 201ST ST
089-02	107510	0125	09/13/2007	\$ 306,000	\$269,000	1340	7	1953	3	8111	N	N	19502 WALLINGFORD AVE N
089-02	937330	0080	05/29/2007	\$ 300,000	\$264,000	1360	7	1962	3	11400	N	N	19053 7TH AVE NE
089-02	107310	0055	03/26/2008	\$ 339,950	\$307,000	1370	7	1953	3	7695	N	N	19549 BURKE AVE N

**Improved Sales Used in this Annual Update Analysis
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
089-02	618770	0045	09/25/2007	\$ 313,000	\$275,000	1380	7	1952	3	5464	N	N	724 NE 204TH ST
089-02	397170	0952	07/21/2008	\$ 360,000	\$337,000	1400	7	1967	4	8844	N	N	19552 7TH AVE NE
089-02	280710	0135	09/19/2007	\$ 360,000	\$316,000	1410	7	1957	3	7440	N	N	18531 DENSMORE AVE N
089-02	397170	0940	02/05/2007	\$ 359,950	\$321,000	1430	7	1948	3	8000	N	N	721 NE 198TH ST
089-02	222530	0149	02/22/2007	\$ 390,000	\$347,000	1440	7	1963	3	8114	N	N	18518 CORLISS AVE N
089-02	107510	0010	06/11/2007	\$ 360,000	\$316,000	1440	7	1953	3	8256	N	N	19284 WALLINGFORD AVE N
089-02	107510	0010	07/10/2008	\$ 380,000	\$354,000	1440	7	1953	3	8256	N	N	19284 WALLINGFORD AVE N
089-02	618770	0215	06/25/2007	\$ 367,000	\$322,000	1450	7	1951	4	7573	N	N	20132 7TH AVE NE
089-02	223210	0005	07/19/2007	\$ 370,000	\$325,000	1450	7	1955	4	9378	N	N	1631 N 200TH ST
089-02	199970	0030	12/12/2007	\$ 350,000	\$310,000	1480	7	1954	4	9187	N	N	18828 DENSMORE AVE N
089-02	107210	0055	06/18/2007	\$ 435,000	\$382,000	1530	7	1952	5	8640	N	N	19250 BURKE AVE N
089-02	255820	0040	02/05/2007	\$ 420,000	\$374,000	1540	7	1967	3	14160	N	N	319 NE 191ST ST
089-02	107310	0010	03/09/2007	\$ 358,000	\$317,000	1540	7	1953	3	7695	N	N	19504 BURKE AVE N
089-02	242690	0120	11/13/2007	\$ 395,000	\$349,000	1540	7	1956	4	8253	N	N	1651 N 203RD ST
089-02	107510	0045	05/17/2007	\$ 370,000	\$326,000	1570	7	1953	3	9130	N	N	19240 WALLINGFORD AVE N
089-02	280710	0061	04/04/2008	\$ 380,000	\$344,000	1580	7	1916	4	9176	N	N	18518 DENSMORE AVE N
089-02	223210	0025	09/23/2008	\$ 330,000	\$316,000	1600	7	1955	4	9534	N	N	1636 N 199TH ST
089-02	618770	0175	06/10/2008	\$ 330,000	\$304,000	1640	7	1951	4	8529	N	N	828 NE 201ST ST
089-02	223180	0120	08/11/2008	\$ 390,500	\$368,000	1650	7	1961	3	8060	N	N	2351 N 192ND ST
089-02	164350	0093	09/24/2008	\$ 340,000	\$326,000	1660	7	1969	3	7770	N	N	18538 MIDVALE AVE N
089-02	618770	0100	06/06/2007	\$ 360,000	\$316,000	1700	7	1952	3	12000	N	N	20226 8TH AVE NE
089-02	566610	0015	02/11/2007	\$ 377,000	\$336,000	1720	7	1954	5	7967	N	N	116 NE 194TH ST
089-02	776990	0005	06/28/2007	\$ 370,000	\$325,000	1730	7	1959	4	8069	N	N	2352 N 188TH ST
089-02	241990	0035	04/06/2007	\$ 385,000	\$340,000	1770	7	1955	4	8153	N	N	1844 N 199TH ST
089-02	242690	0100	05/24/2007	\$ 430,000	\$378,000	1770	7	1956	3	8530	N	N	1619 N 202ND PL
089-02	107510	0005	05/22/2007	\$ 414,500	\$365,000	1820	7	1953	4	8256	N	N	1811 N 195TH ST
089-02	398530	0320	11/12/2007	\$ 428,000	\$378,000	1860	7	1998	3	11003	N	N	19520 7TH AVE NE
089-02	222530	0126	02/20/2007	\$ 430,000	\$382,000	1870	7	1984	3	7200	N	N	2134 N 185TH ST
089-02	222290	0084	02/15/2007	\$ 465,000	\$414,000	2010	7	1946	3	3200	Y	Y	19279 STONE AVE N
089-02	566610	0005	10/23/2007	\$ 395,000	\$348,000	2030	7	1954	3	7979	N	N	104 NE 194TH ST
089-02	107410	0035	04/26/2007	\$ 410,000	\$361,000	2110	7	1953	4	8320	N	N	19303 MERIDIAN AVE N

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
089-02	280710	0250	03/16/2007	\$ 480,000	\$425,000	2750	7	1998	3	8104	N	N	18542 STONE AVE N
089-02	222630	0130	03/29/2007	\$ 391,950	\$347,000	2780	7	1954	4	8077	N	N	2333 N 193RD ST
089-02	222530	0581	01/22/2007	\$ 366,500	\$328,000	1240	8	1977	3	7440	N	N	19321 5TH AVE NE
089-02	175730	0030	06/26/2007	\$ 429,900	\$377,000	1250	8	1963	3	7460	N	N	2143 N 188TH ST
089-02	175730	0100	09/24/2007	\$ 436,225	\$383,000	1250	8	1963	4	7600	N	N	2152 N 188TH ST
089-02	680000	0050	02/07/2007	\$ 411,000	\$366,000	1300	8	1975	4	6750	N	N	406 NE 190TH PL
089-02	223100	0070	01/17/2007	\$ 375,000	\$335,000	1320	8	1961	3	7500	N	N	19714 ASHWORTH AVE N
089-02	141930	0050	05/17/2007	\$ 454,000	\$400,000	1330	8	1990	3	7147	N	N	404 NE 189TH CT
089-02	269730	0090	09/13/2007	\$ 429,000	\$377,000	1340	8	1963	3	7526	N	N	2352 N 194TH ST
089-02	255820	0030	04/19/2007	\$ 480,500	\$424,000	1380	8	1967	4	9530	N	N	313 NE 191ST ST
089-02	776740	0080	08/16/2007	\$ 420,000	\$369,000	1380	8	1980	3	7366	N	N	19004 SUNNYSIDE AVE N
089-02	223100	0050	04/05/2007	\$ 382,000	\$338,000	1430	8	1961	4	6927	N	N	1610 N 197TH PL
089-02	107510	0081	08/22/2007	\$ 555,000	\$487,000	1500	8	2003	3	7307	N	N	1813 N 198TH ST
089-02	856330	0085	06/09/2008	\$ 430,000	\$397,000	1530	8	1958	4	9800	N	N	18578 BURKE AVE N
089-02	223190	0110	08/08/2007	\$ 445,000	\$390,000	1550	8	1963	4	7651	N	N	19015 CORLISS AVE N
089-02	222670	0010	06/12/2007	\$ 427,000	\$375,000	1630	8	1955	3	6728	N	N	19816 ASHWORTH AVE N
089-02	777200	0090	10/05/2007	\$ 450,000	\$396,000	1740	8	1962	4	7200	N	N	2146 N 186TH ST
089-02	776740	0070	10/10/2007	\$ 465,000	\$409,000	1910	8	1979	3	7799	N	N	2336 N 190TH ST
089-02	172450	0070	05/11/2007	\$ 435,000	\$383,000	2040	8	1979	3	7735	N	N	1605 N 202ND PL
089-02	546545	0050	03/21/2008	\$ 509,500	\$460,000	2280	8	2000	3	5269	N	N	2123 N 189TH ST
089-02	797050	0100	08/03/2007	\$ 500,000	\$439,000	2500	8	1967	4	7209	N	N	19217 DENSMORE AVE N
089-02	397170	0871	04/23/2007	\$ 500,000	\$441,000	3190	8	1969	3	9160	N	N	19565 7TH AVE NE
089-06	055810	0055	11/11/2008	\$ 248,500	\$243,000	670	6	1948	3	8160	N	N	14563 ASHWORTH AVE N
089-06	688590	0370	07/17/2007	\$ 282,500	\$248,000	800	6	1947	3	8165	N	N	15508 INTERLAKE AVE N
089-06	440270	0350	05/16/2007	\$ 330,000	\$290,000	850	6	1951	4	8007	N	N	1902 N 157TH ST
089-06	667190	0025	06/09/2008	\$ 270,000	\$249,000	860	6	1948	3	5660	N	N	15337 INTERLAKE AVE N
089-06	182604	9342	07/26/2007	\$ 295,000	\$259,000	870	6	1964	3	7700	N	N	15008 WALLINGFORD AVE N
089-06	288170	0552	12/01/2008	\$ 270,000	\$266,000	870	6	1946	4	7550	N	N	14517 1ST AVE NE
089-06	440270	0555	09/16/2008	\$ 266,000	\$254,000	880	6	1946	3	7320	N	N	1816 N 155TH ST
089-06	765590	0121	06/22/2007	\$ 310,000	\$272,000	910	6	1929	3	11120	N	N	14817 MERIDIAN AVE N
089-06	288170	0040	02/26/2007	\$ 338,000	\$300,000	990	6	1947	4	9948	N	N	2154 N 160TH ST

**Improved Sales Used in this Annual Update Analysis
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
089-06	440270	0705	04/25/2007	\$ 377,000	\$332,000	990	6	2007	3	7981	N	N	15554 ASHWORTH AVE N
089-06	556210	0395	08/14/2007	\$ 365,000	\$320,000	1140	6	1940	4	8217	N	N	15717 ASHWORTH AVE N
089-06	039610	0115	07/27/2007	\$ 327,600	\$287,000	1160	6	1954	4	6017	N	N	16214 MERIDIAN AVE N
089-06	667190	0250	04/20/2007	\$ 308,000	\$272,000	1210	6	1948	4	7284	N	N	15309 ASHWORTH PL N
089-06	667190	0215	07/12/2007	\$ 315,000	\$276,000	1220	6	1948	3	5775	N	N	15337 ASHWORTH PL N
089-06	288170	0053	05/16/2007	\$ 335,000	\$295,000	1330	6	1955	3	9944	N	N	2115 N 160TH ST
089-06	556210	0365	02/14/2008	\$ 374,000	\$335,000	1500	6	1950	4	8211	N	N	15749 ASHWORTH AVE N
089-06	667190	0170	09/15/2008	\$ 310,000	\$296,000	1580	6	1948	4	6030	N	N	15314 INTERLAKE AVE N
089-06	765590	0159	05/21/2007	\$ 382,000	\$336,000	890	7	1948	4	6438	N	N	14837 WALLINGFORD AVE N
089-06	765590	0122	10/02/2008	\$ 313,000	\$301,000	920	7	1951	3	7504	N	N	2019 N 150TH ST
089-06	440270	0060	07/05/2007	\$ 360,950	\$317,000	940	7	1953	4	7680	N	N	15709 DENSMORE AVE N
089-06	738150	0005	12/08/2008	\$ 253,600	\$251,000	960	7	1954	3	6452	N	N	2156 N 146TH ST
089-06	556210	0130	04/05/2007	\$ 342,500	\$303,000	990	7	1947	3	8208	N	N	15734 MIDVALE AVE N
089-06	667250	0055	10/29/2007	\$ 386,500	\$341,000	990	7	1955	4	9112	N	N	15222 ASHWORTH AVE N
089-06	795270	0021	10/07/2008	\$ 313,800	\$302,000	1010	7	1952	4	7500	N	N	15024 DENSMORE AVE N
089-06	777130	0155	03/08/2007	\$ 319,950	\$284,000	1030	7	1950	3	8164	N	N	14540 MERIDIAN AVE N
089-06	288170	0476	01/02/2007	\$ 269,950	\$242,000	1060	7	1952	3	7200	N	N	2147 N 155TH ST
089-06	440270	0095	04/05/2007	\$ 380,000	\$336,000	1080	7	1955	3	7678	N	N	15751 DENSMORE AVE N
089-06	182604	9321	03/11/2008	\$ 420,000	\$378,000	1090	7	1958	4	12302	N	N	15248 DENSMORE AVE N
089-06	556210	0335	05/25/2007	\$ 419,000	\$368,000	1130	7	1960	4	12417	N	N	15728 INTERLAKE AVE N
089-06	440270	0755	07/11/2007	\$ 325,000	\$285,000	1140	7	1950	4	7463	N	N	1516 N 155TH ST
089-06	667294	0060	11/13/2007	\$ 400,000	\$353,000	1140	7	1976	3	7250	N	N	2019 N 154TH CT
089-06	440270	0706	02/04/2008	\$ 389,000	\$348,000	1190	7	1964	4	7682	N	N	15550 ASHWORTH AVE N
089-06	440270	0420	06/16/2008	\$ 342,000	\$316,000	1200	7	1949	3	7683	N	N	15536 BURKE AVE N
089-06	738150	0025	09/26/2008	\$ 299,000	\$287,000	1200	7	1954	4	6146	N	N	2132 N 146TH ST
089-06	440810	0030	02/26/2007	\$ 304,206	\$270,000	1240	7	1950	4	6169	N	N	134 NE 147TH ST
089-06	777130	0110	08/08/2007	\$ 378,000	\$332,000	1290	7	1950	4	12237	N	N	2150 N 147TH ST
089-06	440270	0375	08/27/2007	\$ 367,500	\$323,000	1290	7	1953	4	7679	N	N	15727 MERIDIAN AVE N
089-06	440270	0565	11/23/2007	\$ 325,000	\$287,000	1310	7	1952	4	7680	N	N	15517 BURKE AVE N
089-06	288170	0571	11/12/2008	\$ 295,000	\$288,000	1310	7	1947	3	7409	N	N	2348 N 148TH ST
089-06	180390	0050	05/22/2007	\$ 351,500	\$309,000	1320	7	1951	4	8169	N	N	2321 N 149TH ST

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
089-06	943830	0020	09/12/2007	\$ 379,950	\$334,000	1390	7	1952	4	8174	N	N	2120 N 158TH ST
089-06	517370	0040	09/27/2007	\$ 404,950	\$356,000	1430	7	1961	4	7201	N	N	1842 N 150TH ST
089-06	440270	0496	02/14/2008	\$ 350,000	\$313,000	1440	7	1947	3	9292	N	N	15555 MERIDIAN AVE N
089-06	429230	0015	07/01/2008	\$ 375,000	\$348,000	1490	7	1949	4	8119	N	N	2317 N 147TH ST
089-06	688590	0111	04/17/2007	\$ 352,000	\$311,000	1500	7	1951	3	8672	N	N	1205 N 157TH ST
089-06	288170	0052	06/07/2007	\$ 538,950	\$474,000	1560	7	1995	4	13038	N	N	2110 N 159TH ST
089-06	440270	0255	08/28/2007	\$ 585,000	\$514,000	1610	7	1916	5	8002	N	N	15703 BURKE AVE N
089-06	684350	0100	06/10/2008	\$ 455,000	\$420,000	1650	7	1962	3	8364	N	N	15411 CORLISS PL N
089-06	182604	9328	12/13/2007	\$ 410,000	\$363,000	1760	7	1964	3	8100	N	N	15203 WALLINGFORD AVE N
089-06	688590	0120	09/08/2008	\$ 473,000	\$450,000	1760	7	1998	5	8162	N	N	15544 MIDVALE AVE N
089-06	684360	0040	07/11/2008	\$ 440,000	\$410,000	2040	7	1963	3	7260	N	N	15320 CORLISS PL N
089-06	288170	0035	07/15/2008	\$ 595,000	\$555,000	2880	7	2007	3	9085	N	N	2123 N 161ST PL
089-06	182604	9343	06/02/2008	\$ 418,000	\$385,000	1150	8	1963	3	9302	N	N	14833 INTERLAKE AVE N
089-06	288170	0477	01/17/2007	\$ 314,000	\$281,000	1170	8	1952	4	7200	N	N	2135 N 155TH ST
089-06	364550	0190	06/23/2008	\$ 438,500	\$406,000	1250	8	1962	3	7443	N	N	14811 DENSMORE AVE N
089-06	943840	0040	06/26/2007	\$ 435,000	\$382,000	1280	8	1960	4	8513	N	N	2159 N 158TH ST
089-06	182604	9253	02/13/2007	\$ 464,000	\$413,000	1300	8	1951	3	10965	N	N	15025 WALLINGFORD AVE N
089-06	182604	9253	03/13/2008	\$ 478,000	\$430,000	1300	8	1951	3	10965	N	N	15025 WALLINGFORD AVE N
089-06	021750	0010	11/02/2007	\$ 470,000	\$414,000	1330	8	1958	4	7800	N	N	14726 WALLINGFORD AVE N
089-06	777130	0080	02/21/2007	\$ 410,000	\$364,000	1570	8	1983	3	8160	N	N	2135 N 148TH ST
089-06	542230	0060	06/02/2008	\$ 364,000	\$335,000	1840	8	1960	3	7846	N	N	1521 N 146TH ST
089-06	556210	0350	05/01/2007	\$ 600,000	\$529,000	2410	8	2006	3	7907	N	N	1410 N 157TH ST
089-06	765590	0182	04/12/2007	\$ 682,000	\$602,000	2440	8	1952	4	8153	N	N	14829 WALLINGFORD AVE N
089-06	182604	9428	07/14/2008	\$ 675,000	\$630,000	3030	8	2008	3	8100	N	N	15269 WALLINGFORD AVE N
089-06	182604	9514	10/27/2008	\$ 635,000	\$617,000	3220	8	2008	3	7695	N	N	15273 WALLINGFORD AVE N
089-06	182604	9146	12/08/2008	\$ 615,000	\$608,000	3570	8	2008	3	8483	N	N	15281 WALLINGFORD AVE N
089-06	765590	0030	10/01/2008	\$ 484,000	\$465,000	1800	9	2000	3	5913	N	N	2024 N 145TH ST
089-08	727610	0081	12/19/2007	\$ 265,000	\$235,000	700	6	1936	3	4400	N	N	18329 STONE AVE N
089-08	041410	0385	01/17/2007	\$ 290,000	\$259,000	770	6	1950	3	7050	N	N	16135 STONE AVE N
089-08	041410	0560	03/27/2007	\$ 286,000	\$253,000	770	6	1949	4	10740	N	N	16107 MIDVALE AVE N
089-08	041410	0535	11/17/2008	\$ 284,000	\$278,000	770	6	1949	3	6798	N	N	1202 N 160TH ST

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
(1 to 3 Unit Residences)**

Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
089-08	184450	0045	04/13/2007	\$ 339,000	\$299,000	820	6	1953	5	8320	N	N	18004 SUNNYSIDE AVE N
089-08	041410	0595	06/11/2008	\$ 307,500	\$284,000	840	6	1949	4	6590	N	N	16149 MIDVALE AVE N
089-08	041410	0440	06/15/2007	\$ 320,000	\$281,000	860	6	1949	4	7050	N	N	16142 MIDVALE AVE N
089-08	041410	0580	12/19/2007	\$ 297,000	\$263,000	980	6	1949	4	6869	N	N	16131 MIDVALE AVE N
089-08	370590	0250	10/20/2008	\$ 245,000	\$237,000	990	6	1951	3	6738	N	N	18038 ASHWORTH AVE N
089-08	072604	9266	09/10/2007	\$ 325,000	\$285,000	1050	6	1964	3	8580	N	N	17611 ASHWORTH AVE N
089-08	336890	0113	08/21/2007	\$ 329,900	\$290,000	1060	6	1947	4	9210	N	N	2145 N 179TH ST
089-08	072604	9274	12/11/2008	\$ 323,000	\$320,000	1060	6	1937	3	8158	N	N	1325 N 178TH ST
089-08	727610	0268	12/09/2008	\$ 330,000	\$327,000	1070	6	1936	4	8925	N	N	18023 ASHWORTH AVE N
089-08	041410	0220	06/22/2007	\$ 320,000	\$281,000	1130	6	1949	4	7465	N	N	16016 INTERLAKE AVE N
089-08	307350	0060	10/06/2008	\$ 300,000	\$289,000	1140	6	1956	4	10001	N	N	1721 N 175TH ST
089-08	525330	0406	06/06/2007	\$ 349,900	\$307,000	1170	6	1981	4	6016	N	N	1650 N 167TH ST
089-08	041410	0295	05/30/2007	\$ 312,500	\$275,000	1180	6	1949	3	6552	N	N	16336 STONE AVE N
089-08	566630	0035	06/14/2007	\$ 334,000	\$293,000	1400	6	1955	4	7000	N	N	1229 N 173RD ST
089-08	525330	0255	06/11/2008	\$ 365,000	\$337,000	1440	6	1949	3	9600	N	N	16604 WALLINGFORD AVE N
089-08	370590	0106	05/23/2008	\$ 359,990	\$330,000	1450	6	1952	4	8096	N	N	1652 N 183RD ST
089-08	041410	0290	04/21/2008	\$ 360,000	\$327,000	1670	6	1949	4	8294	N	N	16341 INTERLAKE AVE N
089-08	566850	0005	02/27/2007	\$ 339,300	\$301,000	990	7	1955	4	9072	N	N	16931 STONE AVE N
089-08	608410	0155	04/01/2007	\$ 311,500	\$275,000	1010	7	1950	3	15575	N	N	18046 3RD AVE NE
089-08	370590	0025	02/22/2007	\$ 295,000	\$262,000	1060	7	1955	3	7470	N	N	1809 N 185TH ST
089-08	660170	0040	07/06/2007	\$ 409,000	\$359,000	1060	7	1961	4	8006	N	N	17732 CORLISS AVE N
089-08	336890	0085	07/11/2007	\$ 365,500	\$321,000	1060	7	1999	4	9000	N	N	2323 N 179TH ST
089-08	370590	0025	02/15/2008	\$ 392,000	\$351,000	1060	7	1955	3	7470	N	N	1809 N 185TH ST
089-08	222470	0135	06/04/2008	\$ 350,000	\$322,000	1080	7	1953	5	8925	N	N	18051 SUNNYSIDE AVE N
089-08	370590	0010	02/09/2007	\$ 380,000	\$339,000	1090	7	1965	3	7200	N	N	1847 N 185TH ST
089-08	572750	0017	11/05/2007	\$ 340,000	\$300,000	1150	7	1960	3	7260	N	N	2116 N 167TH ST
089-08	041410	0120	09/13/2007	\$ 347,000	\$305,000	1180	7	1948	5	6600	N	N	1417 N 165TH ST
089-08	370590	0131	07/17/2008	\$ 389,000	\$363,000	1180	7	1978	3	7452	N	N	18313 MERIDIAN AVE N
089-08	783000	0080	09/21/2007	\$ 411,500	\$362,000	1190	7	1964	4	7564	N	N	16703 CORLISS AVE N
089-08	222470	0031	08/27/2007	\$ 367,000	\$322,000	1200	7	1955	4	7068	N	N	18415 CORLISS AVE N
089-08	111510	0015	05/09/2008	\$ 350,000	\$320,000	1200	7	1987	3	10787	N	N	17818 1ST AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
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Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
089-08	566630	0175	09/15/2008	\$ 330,697	\$316,000	1200	7	1955	4	7000	N	N	1210 N 171ST ST
089-08	525450	0040	08/22/2007	\$ 399,000	\$350,000	1210	7	1973	4	6620	N	N	16637 STONE AVE N
089-08	072604	9243	05/03/2007	\$ 429,000	\$378,000	1220	7	1957	5	10150	N	N	1301 N 169TH ST
089-08	072604	9229	08/07/2007	\$ 335,000	\$294,000	1220	7	1957	4	6046	N	N	17538 STONE AVE N
089-08	222470	0020	11/21/2008	\$ 250,000	\$245,000	1220	7	1960	3	7620	N	N	2135 N 185TH ST
089-08	783010	0050	04/24/2007	\$ 365,000	\$322,000	1240	7	1966	4	7650	N	N	16726 CORLISS PL N
089-08	546870	0035	01/26/2007	\$ 412,000	\$368,000	1250	7	1960	3	12600	N	N	2304 N 172ND ST
089-08	336890	0035	04/12/2007	\$ 357,500	\$316,000	1250	7	1956	4	6870	N	N	2165 N 180TH ST
089-08	740270	0010	08/23/2007	\$ 389,000	\$341,000	1250	7	1954	4	7680	N	N	1351 N 176TH ST
089-08	546750	0150	11/27/2007	\$ 371,350	\$328,000	1250	7	1962	4	7200	N	N	1827 N 178TH ST
089-08	608410	0015	12/14/2007	\$ 320,000	\$283,000	1250	7	1957	4	11250	N	N	319 NE 185TH ST
089-08	111510	0040	06/21/2007	\$ 340,000	\$299,000	1260	7	1979	3	12565	N	N	17922 2ND AVE NE
089-08	525330	0257	11/01/2007	\$ 370,000	\$326,000	1260	7	1955	3	9600	N	N	16612 WALLINGFORD AVE N
089-08	613910	0114	03/25/2008	\$ 380,000	\$343,000	1290	7	1963	3	9450	N	N	18016 2ND AVE NE
089-08	547750	0005	05/31/2007	\$ 450,000	\$396,000	1300	7	1959	4	8581	N	N	16056 WALLINGFORD AVE N
089-08	370590	0050	10/05/2007	\$ 435,000	\$383,000	1320	7	1918	5	9533	N	N	1615 N 185TH ST
089-08	370590	0130	07/28/2008	\$ 450,000	\$422,000	1320	7	1942	4	8399	N	N	18321 MERIDIAN AVE N
089-08	525330	0007	07/13/2007	\$ 310,000	\$272,000	1330	7	1951	4	7238	N	N	1310 N 165TH ST
089-08	525330	0514	07/26/2007	\$ 380,000	\$333,000	1360	7	1986	4	10807	N	N	1850 N 167TH ST
089-08	525330	0476	07/13/2007	\$ 431,000	\$378,000	1390	7	1969	4	9720	N	N	16720 WALLINGFORD AVE N
089-08	207160	0010	05/27/2008	\$ 385,000	\$354,000	1390	7	1962	4	8618	N	N	1811 N 165TH ST
089-08	072604	9047	09/25/2008	\$ 340,000	\$326,000	1390	7	1973	4	10610	N	N	1332 N 167TH ST
089-08	956110	0080	06/21/2007	\$ 430,000	\$378,000	1400	7	1973	4	7927	N	N	17812 STONE AVE N
089-08	278310	0050	07/02/2007	\$ 355,000	\$312,000	1400	7	1961	3	7405	N	N	17612 MERIDIAN AVE N
089-08	566630	0285	04/21/2008	\$ 389,950	\$355,000	1400	7	1955	4	7933	N	N	1223 N 171ST ST
089-08	727610	0005	02/22/2008	\$ 545,000	\$489,000	1440	7	1921	5	15368	N	N	18353 ASHWORTH AVE N
089-08	525330	0188	08/07/2007	\$ 360,000	\$316,000	1450	7	1952	4	6000	N	N	16609 WALLINGFORD AVE N
089-08	182604	9186	08/27/2007	\$ 650,000	\$571,000	1450	7	1949	4	29100	N	N	16310 ASHWORTH AVE N
089-08	072604	9228	05/10/2007	\$ 365,000	\$321,000	1510	7	1957	4	7800	N	N	17815 ASHWORTH AVE N
089-08	370590	0110	06/20/2007	\$ 375,000	\$329,000	1590	7	1921	4	7800	N	N	18322 WALLINGFORD AVE N
089-08	727610	0173	04/26/2007	\$ 369,950	\$326,000	1660	7	1970	3	7920	N	N	18040 STONE AVE N

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
(1 to 3 Unit Residences)**

Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
089-08	525330	0516	04/10/2008	\$ 405,000	\$367,000	1750	7	1960	4	11030	N	N	16721 MERIDIAN AVE N
089-08	740270	0015	02/16/2007	\$ 340,000	\$303,000	1870	7	1954	4	7680	N	N	1343 N 176TH ST
089-08	525660	0060	03/08/2007	\$ 362,500	\$322,000	2050	7	1962	4	7230	N	N	16329 WALLINGFORD AVE N
089-08	727610	0164	05/05/2008	\$ 429,950	\$392,000	2050	7	2008	3	3214	N	N	1133 183RD ST
089-08	727610	0165	05/27/2008	\$ 410,000	\$377,000	2050	7	2008	3	3218	N	N	1137 N 183RD ST
089-08	727610	0163	06/26/2008	\$ 405,000	\$375,000	2050	7	2008	3	3214	N	N	1129 N 181ST ST
089-08	727610	0161	10/01/2008	\$ 410,000	\$394,000	2050	7	2008	3	3214	N	N	1125 N 183RD ST
089-08	336890	0106	04/02/2008	\$ 505,000	\$457,000	2260	7	2007	3	7550	N	N	2155 N 179TH ST
089-08	336890	0103	04/25/2008	\$ 510,000	\$464,000	2260	7	2007	3	7550	N	N	2157 N 179TH ST
089-08	336890	0107	08/21/2008	\$ 495,000	\$468,000	2260	7	2007	3	7550	N	N	2153 N 179TH ST
089-08	370590	0040	04/10/2007	\$ 359,000	\$317,000	2610	7	1918	5	8903	N	N	1707 N 185TH ST
089-08	361060	0010	07/23/2007	\$ 465,000	\$408,000	1060	8	1978	4	7640	N	N	17801 STONE AVE N
089-08	072604	9133	11/19/2007	\$ 514,848	\$455,000	1120	8	1950	4	23082	N	N	16743 ASHWORTH AVE N
089-08	546750	0010	10/12/2007	\$ 390,000	\$343,000	1170	8	1962	3	7352	N	N	1859 N 177TH ST
089-08	546910	0010	02/21/2007	\$ 369,200	\$328,000	1200	8	1960	4	7260	N	N	16048 WALLINGFORD AVE N
089-08	546900	0010	10/08/2008	\$ 350,000	\$337,000	1200	8	1960	4	9482	N	N	2024 N 160TH ST
089-08	182604	9274	10/15/2008	\$ 334,900	\$324,000	1200	8	1954	4	8405	N	N	16358 ASHWORTH AVE N
089-08	546770	0030	04/23/2007	\$ 425,000	\$375,000	1240	8	1964	3	8584	N	N	18015 WAYNE AVE N
089-08	740070	0065	08/13/2007	\$ 410,000	\$360,000	1260	8	1984	3	7926	N	N	17730 SUNNYSIDE CT N
089-08	370590	0242	09/09/2008	\$ 379,950	\$362,000	1290	8	1978	3	8560	N	N	18022 ASHWORTH AVE N
089-08	525580	0025	05/25/2008	\$ 407,000	\$374,000	1350	8	1958	4	8507	N	N	16532 DENSMORE AVE N
089-08	546900	0150	06/11/2007	\$ 370,000	\$325,000	1360	8	1960	5	7946	N	N	16011 BURKE AVE N
089-08	546900	0150	11/15/2007	\$ 448,000	\$395,000	1360	8	1960	5	7946	N	N	16011 BURKE AVE N
089-08	525330	0297	11/20/2007	\$ 500,000	\$442,000	1510	8	1991	3	7453	N	N	1853 N 167TH ST
089-08	336890	0088	08/04/2008	\$ 372,000	\$349,000	1720	8	1994	3	7511	N	N	2324 N 178TH ST
089-08	222470	0132	04/25/2007	\$ 372,000	\$328,000	1800	8	1959	4	9123	N	N	18304 SUNNYSIDE AVE N
089-08	222470	0110	04/23/2008	\$ 399,950	\$364,000	1840	8	1959	4	10710	N	N	18324 SUNNYSIDE AVE N
089-08	370590	0229	02/13/2008	\$ 330,000	\$295,000	2030	8	1947	3	9760	N	N	1636 N 180TH ST
089-08	727610	0144	02/05/2008	\$ 431,000	\$385,000	2040	8	2002	3	2312	N	N	18303 STONE AVE N
089-08	230320	0090	07/18/2007	\$ 450,000	\$395,000	2060	8	2001	3	3858	N	N	1310 N 182ND PL
089-08	546900	0070	09/13/2007	\$ 397,700	\$349,000	2080	8	1960	4	8069	N	N	16028 BURKE AVE N

**Improved Sales Used in this Annual Update Analysis
Area 2,3 and 89
(1 to 3 Unit Residences)**

Area-Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
089-08	182604	9499	08/18/2008	\$ 420,000	\$397,000	2110	8	1999	3	5390	N	N	2011 N 163RD PL
089-08	370590	0117	06/11/2007	\$ 545,000	\$479,000	2180	8	1997	3	7468	N	N	18318 WALLINGFORD AVE N
089-08	546580	0005	11/01/2007	\$ 458,900	\$404,000	2290	8	1960	4	8593	N	N	1925 N 170TH ST
089-08	613910	0161	05/11/2007	\$ 600,000	\$528,000	2900	8	2007	3	7500	N	N	18310 2ND AVE NE

**Improved Sales Removed from this Annual Update Analysis
Area 2,3 and 89
(1 to 3 Unit Residences)**

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002-01	012603	9089	03/23/2007	\$ 696,500	DOR RATIO
002-01	012603	9229	07/22/2008	\$ 400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002-01	012603	9392	12/01/2007	\$ 220,000	EXEMPT FROM EXCISE TAX
002-01	012603	9691	07/10/2008	\$ 250,000	PERCENT COMPLETE CODED
002-01	021770	0065	07/25/2007	\$ 429,950	OBSOLESCENCE CODED
002-01	021770	0100	01/08/2008	\$ 330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-01	021770	0420	12/11/2007	\$ 400,000	OBSOLESCENCE CODED
002-01	025800	0020	02/06/2007	\$ 419,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-01	052050	0105	03/09/2007	\$ 390,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-01	187600	0030	11/14/2008	\$ 349,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-01	222890	0095	05/17/2007	\$ 372,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002-01	264430	0041	05/07/2007	\$ 225,000	DOR RATIO
002-01	264430	0043	05/07/2007	\$ 225,000	DOR RATIO
002-01	264490	0170	06/19/2008	\$ 261,000	DIAGNOSTIC OUTLIERS
002-01	289010	0050	04/10/2007	\$ 319,130	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-01	330310	0130	05/07/2008	\$ 420,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-01	338090	0035	05/11/2007	\$ 414,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-01	530610	0060	01/17/2008	\$ 320,000	QUIT CLAIM DEED
002-01	728390	0306	09/18/2008	\$ 380,000	DIAGNOSTIC OUTLIERS
002-01	728390	0580	10/01/2007	\$ 320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002-01	925090	0039	01/18/2007	\$ 104,100	QUIT CLAIM DEED
002-01	925090	0039	01/18/2007	\$ 104,100	QUIT CLAIM DEED
002-01	925090	0073	03/27/2007	\$ 189,741	DOR RATIO
002-03	012603	9060	05/31/2007	\$ 579,500	UNFINISHED AREA CODED
002-03	040510	0240	08/13/2008	\$ 350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-03	040510	0370	07/30/2007	\$ 184,191	QUIT CLAIM DEED
002-03	329370	0428	06/17/2008	\$ 55,000	DOR RATIO
002-03	619070	0516	09/12/2007	\$ 960,000	DIAGNOSTIC OUTLIERS
002-03	619070	1489	07/24/2008	\$ 559,000	DIAGNOSTIC OUTLIERS
002-03	727930	0013	02/28/2007	\$ 401,500	DOR RATIO
002-03	727930	0043	01/18/2007	\$ 40,000	DOR RATIO
002-03	728290	0027	06/06/2008	\$ 145,396	QUIT CLAIM DEED
002-04	132603	9075	05/21/2008	\$ 449,500	NO MARKET EXPOSURE
002-04	182604	9097	09/15/2008	\$ 450,000	UNFINISHED AREA CODED
002-04	182604	9212	02/08/2007	\$ 395,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-04	182604	9303	03/07/2008	\$ 285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002-04	182604	9397	11/28/2007	\$ 615,000	UNFINISHED AREA CODED
002-04	182604	9397	05/12/2008	\$ 615,000	UNFINISHED AREA CODED
002-04	321130	0040	05/14/2007	\$ 450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-04	329970	0016	10/12/2007	\$ 345,000	QUIT CLAIM DEED
002-04	329970	0180	06/06/2007	\$ 405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-04	432570	0035	11/01/2007	\$ 400,000	QUIT CLAIM DEED
002-04	432570	0035	11/02/2007	\$ 400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002-04	432570	0070	06/29/2007	\$ 86,470	DOR RATIO

**Improved Sales Removed from this Annual Update Analysis
Area 2,3 and 89
(1 to 3 Unit Residences)**

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002-04	522030	0165	05/15/2008	\$ 341,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-04	619070	0071	09/03/2008	\$ 200,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-04	619070	0210	08/28/2008	\$ 268,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002-04	619070	1351	08/21/2008	\$ 275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-04	662930	0100	08/15/2008	\$ 265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002-04	671310	0046	04/03/2008	\$ 375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-04	671370	0055	12/04/2008	\$ 389,500	RELOCATION - SALE TO SERVICE
002-04	728650	0056	07/26/2007	\$ 550,000	OBSOLESCENCE CODED
002-04	914110	0050	05/24/2007	\$1,000,000	DIAGNOSTIC OUTLIERS
002-04	914110	0071	02/06/2008	\$ 27,000	QUIT CLAIM DEED
002-04	931030	0245	01/23/2008	\$ 500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-04	937170	0101	08/02/2007	\$ 275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002-04	937230	0040	12/23/2008	\$ 197,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002-04	937230	0055	01/30/2008	\$ 126,000	QUIT CLAIM DEED
003-03	092710	0475	09/30/2008	\$ 190,000	EXEMPT FROM EXCISE TAX
003-03	397170	1735	11/29/2007	\$ 280,000	PREVIMP<=25K
003-03	397170	2053	04/24/2007	\$ 389,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003-03	397230	0115	09/17/2007	\$ 225,000	OBSOLESCENCE CODED
003-03	397230	0115	07/17/2008	\$ 300,000	OBSOLESCENCE CODED
003-03	397230	0175	04/25/2007	\$ 200,000	DOR RATIO
003-03	397230	0241	05/29/2007	\$ 330,000	IMP COUNT
003-03	397290	0425	09/04/2007	\$ 308,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-03	402410	0941	09/19/2007	\$ 365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-03	402410	1445	06/14/2007	\$ 605,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-03	402410	1450	11/18/2008	\$ 329,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003-03	616390	0215	05/28/2008	\$ 200,000	DIAGNOSTIC OUTLIERS
003-03	616390	0367	06/14/2007	\$ 75,510	QUIT CLAIM DEED
003-03	616390	0484	06/05/2008	\$ 239,000	OBSOLESCENCE CODED
003-03	616390	0704	06/01/2007	\$ 570,000	PERCENT COMPLETE CODED
003-03	866590	0186	05/22/2007	\$ 257,000	DIAGNOSTIC OUTLIERS
003-05	010010	0110	06/26/2007	\$ 340,000	PERCENT COMPLETE CODED
003-05	052604	9027	10/07/2008	\$ 370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003-05	052604	9063	10/21/2008	\$ 324,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003-05	052604	9063	06/27/2008	\$ 369,000	EXEMPT FROM EXCISE TAX
003-05	092710	0159	03/19/2007	\$ 236,287	QUIT CLAIM DEED
003-05	092710	0192	09/09/2008	\$ 78,423	DOR RATIO
003-05	092710	0199	10/08/2007	\$ 111,540	QUIT CLAIM DEED
003-05	092800	0020	08/25/2008	\$ 345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-05	111510	0142	09/20/2007	\$ 395,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-05	261070	0090	11/02/2007	\$ 150,000	DOR RATIO
003-05	263690	0143	04/06/2007	\$ 185,000	DOR RATIO
003-05	263690	0144	04/06/2007	\$ 185,000	DOR RATIO
003-05	269720	0060	07/09/2007	\$ 400,000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed from this Annual Update Analysis
Area 2,3 and 89
(1 to 3 Unit Residences)**

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003-05	397170	0560	06/27/2008	\$ 355,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003-05	397170	1155	01/04/2007	\$ 416,950	DIAGNOSTIC OUTLIERS
003-05	402290	0951	04/25/2007	\$ 275,000	PREVIMP<=25K
003-05	502780	0110	10/19/2007	\$ 368,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-05	566210	0140	05/21/2007	\$ 168,500	QUIT CLAIM DEED
003-05	608410	0110	01/31/2008	\$ 381,950	DIAGNOSTIC OUTLIERS
003-05	608410	0118	02/22/2007	\$ 210,000	UNFINISHED AREA CODED
003-05	608410	0118	05/11/2007	\$ 299,950	UNFINISHED AREA CODED
003-05	615940	0065	05/30/2008	\$ 322,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003-05	616390	0201	07/29/2008	\$ 126,000	QUIT CLAIM DEED
003-05	616390	0201	05/18/2007	\$ 117,229	QUIT CLAIM DEED
003-05	675270	0035	05/23/2007	\$ 300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003-05	730530	0160	07/16/2008	\$ 225,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-05	730590	0100	12/11/2007	\$ 350,800	BANKRUPTCY - RECEIVER OR TRUSTEE
003-05	741770	0571	01/16/2008	\$ 650,000	DIAGNOSTIC OUTLIERS
003-05	741770	0571	08/17/2007	\$ 150,000	QUIT CLAIM DEED
003-05	741770	0630	06/19/2007	\$ 265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-06	343250	0210	02/04/2008	\$ 303,000	RELOCATION - SALE TO SERVICE
003-06	343250	0305	04/04/2007	\$ 143,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003-06	343250	0465	02/20/2007	\$ 335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-06	343250	0580	05/17/2007	\$ 187,500	DIAGNOSTIC OUTLIERS
003-06	343250	0682	06/26/2007	\$ 200,000	DOR RATIO
003-06	616390	1135	02/07/2008	\$ 360,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003-06	616390	1184	03/05/2008	\$ 200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003-06	616390	1362	12/23/2008	\$ 185,100	DIAGNOSTIC OUTLIERS
003-06	616390	1362	05/17/2007	\$ 258,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-06	616390	1402	12/29/2008	\$ 282,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003-06	663290	0740	10/30/2008	\$ 365,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003-06	714870	0110	02/01/2007	\$ 120,094	QUIT CLAIM DEED
003-06	714870	0110	04/05/2007	\$ 151,225	DOR RATIO
003-06	730430	1010	07/17/2007	\$ 312,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-06	730430	1231	07/28/2008	\$ 315,000	DIAGNOSTIC OUTLIERS
003-06	730430	1430	11/06/2008	\$ 225,000	DIAGNOSTIC OUTLIERS
003-06	756870	0290	07/08/2008	\$ 308,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-06	756870	0815	01/23/2008	\$ 180,000	DIAGNOSTIC OUTLIERS
003-07	156810	0015	08/11/2008	\$ 408,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003-07	156810	0065	07/16/2007	\$ 350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003-07	162604	9045	02/23/2007	\$ 326,250	DIAGNOSTIC OUTLIERS
003-07	162604	9051	05/11/2007	\$ 199,333	DOR RATIO
003-07	350010	0061	06/23/2007	\$ 429,950	QUIT CLAIM DEED
003-07	350010	0063	10/27/2008	\$ 80,000	QUIT CLAIM DEED
003-07	350010	0116	06/04/2007	\$ 135,570	QUIT CLAIM DEED
003-07	367050	0540	12/04/2008	\$ 162,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003-07	373950	0050	08/13/2008	\$ 390,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis
Area 2,3 and 89
(1 to 3 Unit Residences)**

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003-07	373950	0065	07/18/2007	\$ 366,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-07	399570	0325	07/18/2008	\$ 265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-07	399570	0340	09/11/2007	\$ 310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-07	399570	0600	09/21/2007	\$ 48,261	QUIT CLAIM DEED
003-07	399690	0260	09/10/2007	\$ 240,000	DIAGNOSTIC OUTLIERS
003-07	402530	0140	07/20/2007	\$ 320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-07	402530	0285	07/25/2008	\$ 230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003-07	402530	0360	02/22/2007	\$ 255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-07	558930	0460	07/02/2007	\$ 184,000	QUIT CLAIM DEED
003-07	558930	0520	10/08/2008	\$ 255,390	OBSOLESCENCE CODED
003-07	558990	0211	03/29/2008	\$ 310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003-07	558990	0555	02/06/2007	\$ 460,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003-07	558990	0755	10/03/2008	\$ 344,950	BANKRUPTCY - RECEIVER OR TRUSTEE
003-07	797990	0715	05/20/2008	\$ 412,000	RELATED PARTY, FRIEND, OR NEIGHBOR
089-02	107210	0135	08/15/2008	\$ 350,000	RELOCATION - SALE TO SERVICE
089-02	107310	0045	04/10/2008	\$ 215,000	DIAGNOSTIC OUTLIERS
089-02	107310	0080	06/23/2008	\$ 350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
089-02	107510	0070	09/29/2008	\$ 320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
089-02	107510	0115	08/27/2007	\$ 176,769	QUIT CLAIM DEED
089-02	164350	0090	10/24/2007	\$ 295,000	QUIT CLAIM DEED
089-02	222290	0102	05/21/2007	\$ 405,000	RELATED PARTY, FRIEND, OR NEIGHBOR
089-02	280710	0185	09/20/2007	\$ 309,500	RELATED PARTY, FRIEND, OR NEIGHBOR
089-02	280710	0200	01/08/2007	\$ 316,000	OBSOLESCENCE CODED
089-02	421391	0040	03/26/2007	\$ 147,519	QUIT CLAIM DEED
089-02	446590	0015	11/17/2007	\$ 430,000	BANKRUPTCY - RECEIVER OR TRUSTEE
089-02	446590	0020	09/28/2007	\$ 121,000	QUIT CLAIM DEED
089-02	618770	0350	07/02/2007	\$ 300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
089-02	776740	0050	05/04/2007	\$ 107,428	QUIT CLAIM DEED
089-02	777285	0020	11/25/2008	\$ 324,000	DIAGNOSTIC OUTLIERS
089-02	777285	0100	11/11/2008	\$ 245,000	DIAGNOSTIC OUTLIERS
089-02	777285	0110	07/15/2008	\$ 289,000	DIAGNOSTIC OUTLIERS
089-02	777285	0180	12/26/2008	\$ 300,000	DIAGNOSTIC OUTLIERS
089-02	856330	0020	06/03/2008	\$ 409,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
089-06	021750	0010	04/20/2007	\$ 330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
089-06	039610	0025	10/03/2007	\$ 285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
089-06	288170	0120	08/10/2007	\$ 160,700	QUIT CLAIM DEED
089-06	288170	0363	08/30/2007	\$ 419,000	NON-REPRESENTATIVE SALE
089-06	392820	0040	06/05/2007	\$ 359,000	GOVERNMENT AGENCY
089-06	546920	0020	03/13/2007	\$ 140,000	QUIT CLAIM DEED
089-06	556210	0335	12/04/2008	\$ 148,500	QUIT CLAIM DEED
089-06	667190	0115	08/24/2007	\$ 156,604	QUIT CLAIM DEED
089-06	667190	0225	11/27/2007	\$ 240,000	DIAGNOSTIC OUTLIERS
089-06	667190	0225	06/27/2007	\$ 48,000	QUIT CLAIM DEED
089-06	667250	0020	09/10/2007	\$ 90,000	QUIT CLAIM DEED

**Improved Sales Removed from this Annual Update Analysis
Area 2,3 and 89
(1 to 3 Unit Residences)**

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
089-06	684350	0090	02/23/2008	\$ 230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
089-06	684360	0030	03/23/2007	\$ 330,000	NO MARKET EXPOSURE
089-06	688590	0195	03/26/2008	\$ 200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
089-06	777130	0125	04/28/2008	\$ 375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
089-08	039010	0015	09/09/2008	\$ 272,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
089-08	041410	0405	02/27/2008	\$ 275,000	BANKRUPTCY - RECEIVER OR TRUSTEE
089-08	041410	0405	07/19/2007	\$ 315,000	FORCED SALE
089-08	041410	0420	12/11/2007	\$ 340,000	BANKRUPTCY - RECEIVER OR TRUSTEE
089-08	182604	9157	11/21/2008	\$ 249,500	DIAGNOSTIC OUTLIERS
089-08	182604	9205	01/22/2007	\$ 535,000	OBSOLESCENCE CODED
089-08	208270	0015	02/28/2008	\$ 115,278	DOR RATIO
089-08	208270	0025	10/06/2008	\$ 151,875	DOR RATIO
089-08	222470	0135	01/04/2008	\$ 203,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
089-08	222470	0143	03/08/2007	\$ 40,000	QUIT CLAIM DEED
089-08	230320	0020	03/09/2007	\$ 218,000	QUIT CLAIM DEED
089-08	307350	0056	06/16/2008	\$ 125,023	DOR RATIO
089-08	307350	0059	07/10/2007	\$ 375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
089-08	336890	0088	08/04/2008	\$ 372,000	RELOCATION - SALE TO SERVICE
089-08	525330	0245	06/12/2007	\$ 131,782	QUIT CLAIM DEED
089-08	546580	0050	04/14/2008	\$ 392,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
089-08	546870	0095	08/29/2008	\$ 141,600	DOR RATIO
089-08	546870	0115	02/07/2007	\$ 184,448	QUIT CLAIM DEED
089-08	613910	0098	04/30/2007	\$ 86,000	QUIT CLAIM DEED
089-08	613910	0135	12/03/2008	\$ 297,000	BANKRUPTCY - RECEIVER OR TRUSTEE
089-08	727610	0020	03/19/2007	\$ 383,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
089-08	727610	0080	01/30/2007	\$ 518,800	RELATED PARTY, FRIEND, OR NEIGHBOR

***Vacant Sales Used in this Annual Update Analysis
Area 2,3 and 89***

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
002-01	728390	0301	12/12/2007	\$562,500	14,000	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 2,3 and 89**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002-03	727930	0148	04/19/2007	\$531,000	MULTI-PARCEL SALE;
003-05	741710	0023	02/21/2008	\$165,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003-05	741770	0490	07/15/2008	\$588,300	MULTI-PARCEL SALE;
003-05	741770	0500	07/15/2008	\$588,300	MULTI-PARCEL SALE;
003-06	756870	0665	11/07/2007	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
089-08	740070	0069	12/09/2008	\$305,000	MULTI-PARCEL SALE;

Mobile Home sales Available for Annual Update Analysis

Area 2,3,89

Area -Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
003-03	397170	1535	08/01/2007	\$ 235,000	11,786	N	N

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor’s Property Record Files, Assessors Real Property Data Base, separate studies, Assessor’s Procedures, Assessor’s field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its “market value” or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

***RCW 84.40.030** All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

***WAC 458-07-030 (3) True and fair value -- Highest and best use.** Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *“the entire [fee] estate is to be assessed and taxed as a unit”*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
- 3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
- 4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
- 5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
- 6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
- 7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
- 8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
- 9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
- 10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
- 11. An attempt to segregate personal property from the real estate in this appraisal has been made.*
- 12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
- 13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
- 14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
- 15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *No areas were physically inspected for purposes of this revaluation.*
- *The reported analyses, opinions and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.*
- *I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *As of the date of this report, I have/have not completed the continuing education program of the Appraisal Institute.*



King County

Department of Assessments

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Scott Noble
Assessor

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.

You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.

The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007). You are to follow all other standards as published by the IAAO.

Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.

You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with federal, state or local laws or regulations

Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.

All sales of land and improved properties should be validated as correct and verified with participants as necessary.

Continue to review dollar per square foot as a check and balance to assessment value.

The intended use of the appraisal and report is the administration of ad valorem property taxation.

The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

Scott Noble
Assessor